HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

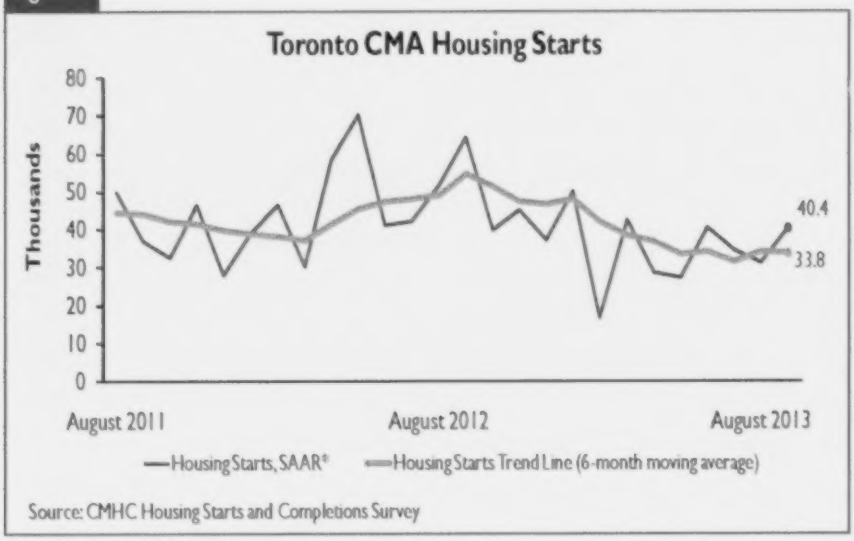
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2013

Highlights

- The trend for starts in Toronto was flat in August at 33,800 units.
- Rows and apartments construction contributed to overall housing starts growth.
- Continued employment growth is supporting stable housing demand.

Figure 1



* SAAR': Seasonally Adjusted Annual Rate.

' The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Rows and Apartments Supporting Housing Starts

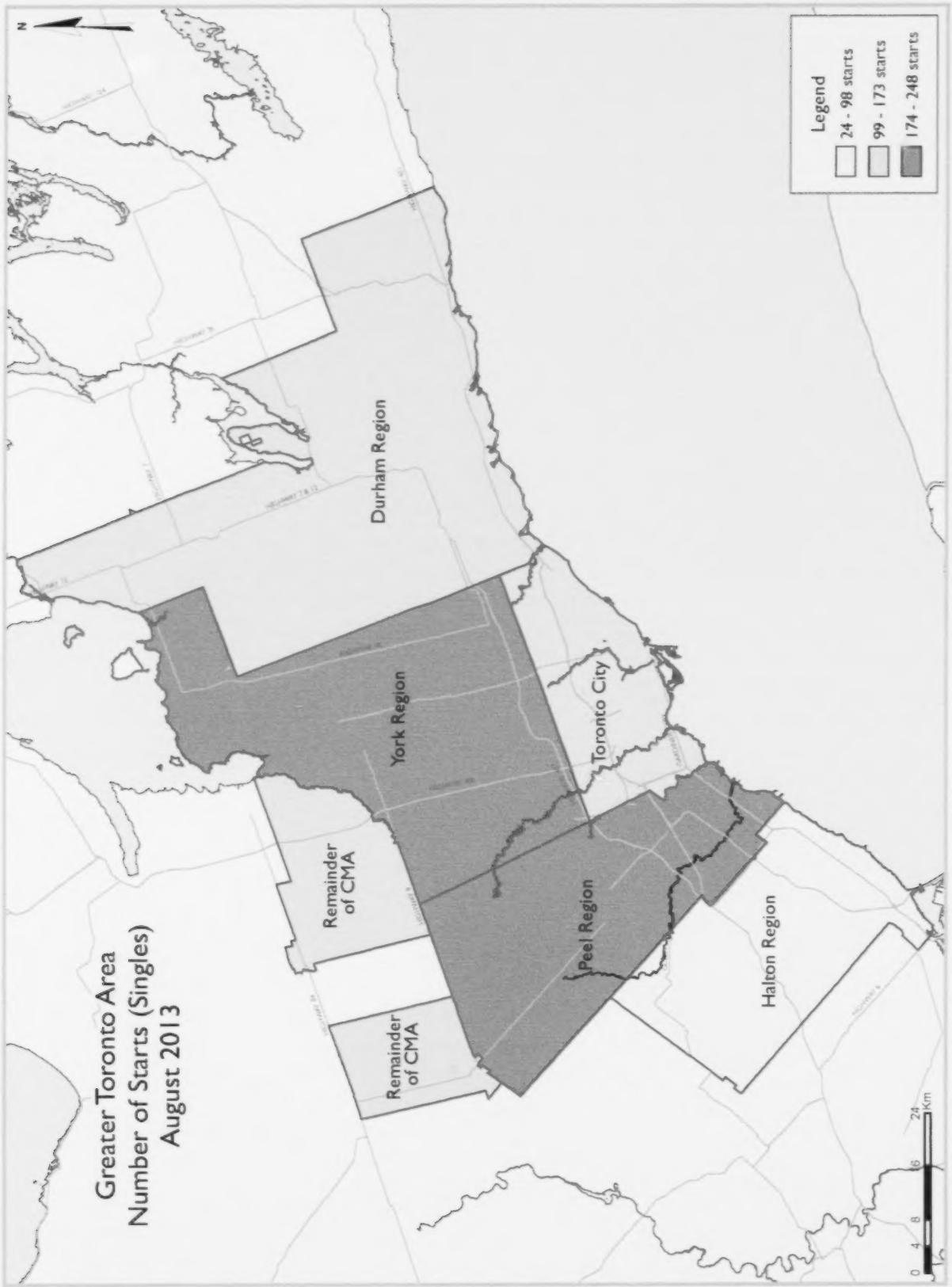
Seasonally adjusted and annualized monthly housing starts in the Toronto Census Metropolitan Area (CMA) were trending at 33,800 in August, roughly the same as in July. However, compared to July, unadjusted housing starts are up in August by 24 per cent. The surge in housing starts from July to August was not broad-based across all housing types. Rows and apartments pushed up the total. In particular, apartment starts rebounded to approximately 2,000 units in the GTA up from 1,300 apartment units the month previous..

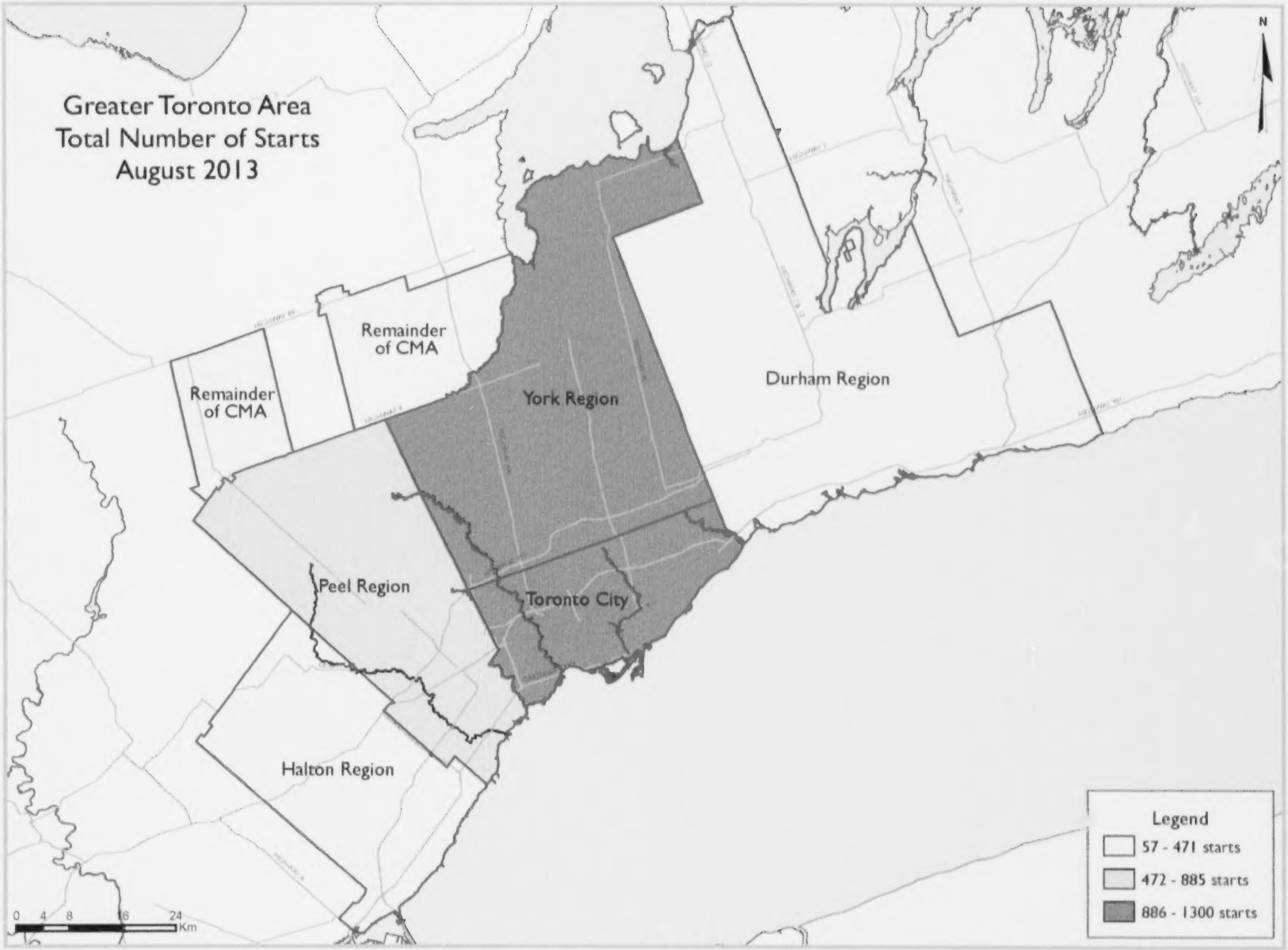
The number of apartment units under construction in the GTA increased from July. Apartments make up close to 80 per cent of all new housing under construction in the GTA. Currently, there are approximately, 54,300 apartment units under construction, an increase of just over three per cent from July. This is the most significant increase to the apartment under construction stock in 2013 thus far. Although sales of new high-rise homes have not been strong in recent months, many of the projects which started in August began selling in 2011 and 2012 and have now reached the sales target which allows construction to begin. Sales of new rows are trending up; this housing type makes it from sale to start faster than apartments. The increased number of row starts in the GTA this month is a reflection of increased row sales over the course of a few months back.

At the submarket level the City of Toronto, Peel, and York regions account for the majority of new housing starts in the GTA. Peel and York regions reported strong growth in total starts that helped pushed their share of total starts up in August. York region reported growth across all housing types while Peel region reported growth in rows and apartments only. Durham and Halton regions' new housing growth decreased from July.

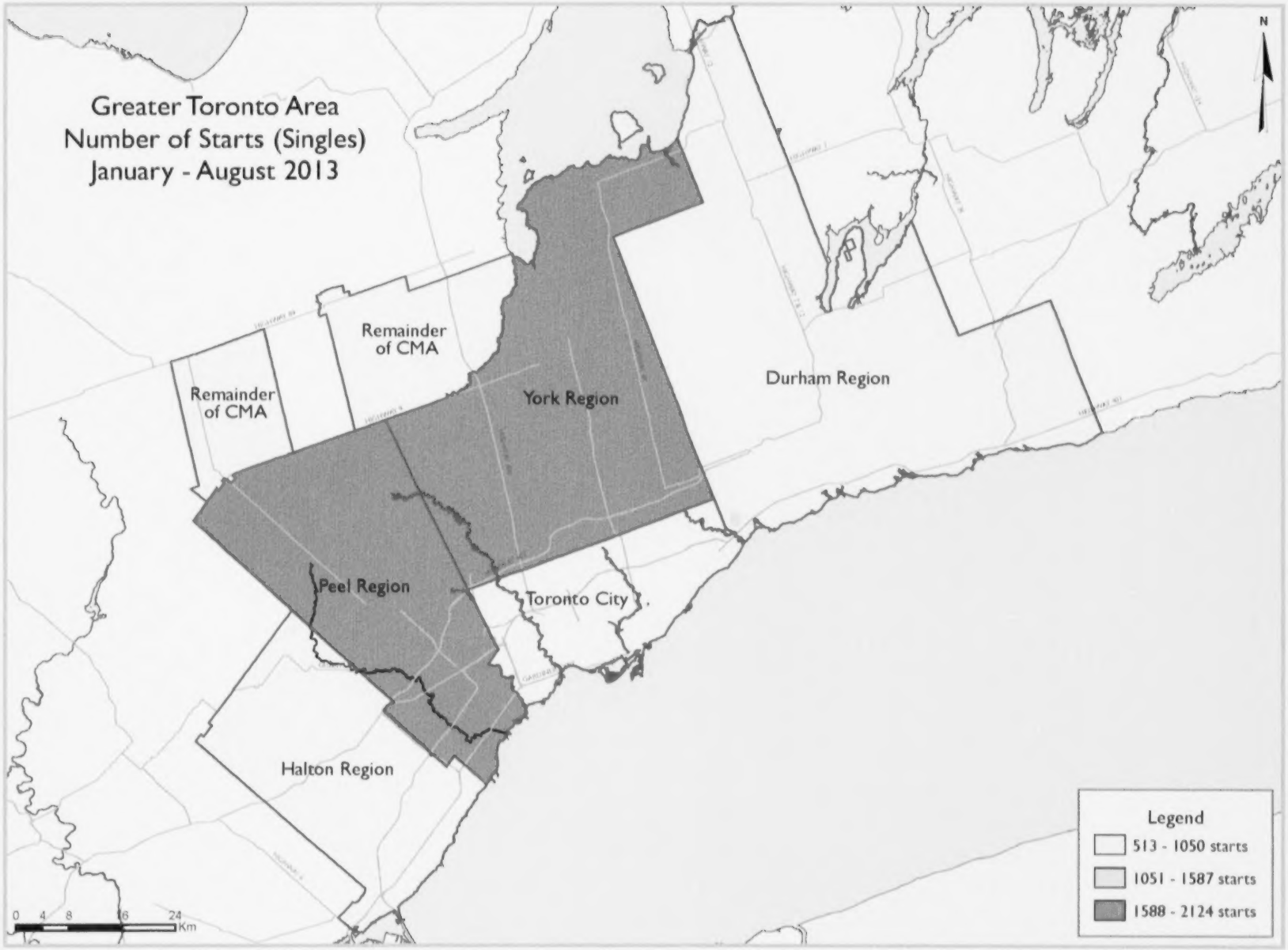
According to the Canadian Federation of Independent Business (CFIB) Business Barometer Index, which tracks employer confidence, the index has been trending up over the last couple of months of 2013. In August 2013, the index is the highest it has been since the first quarter of 2012. The increased positive outlook in the economy by employers is trickling down to all sectors of the economy. The improving economic climate is supporting housing demand.

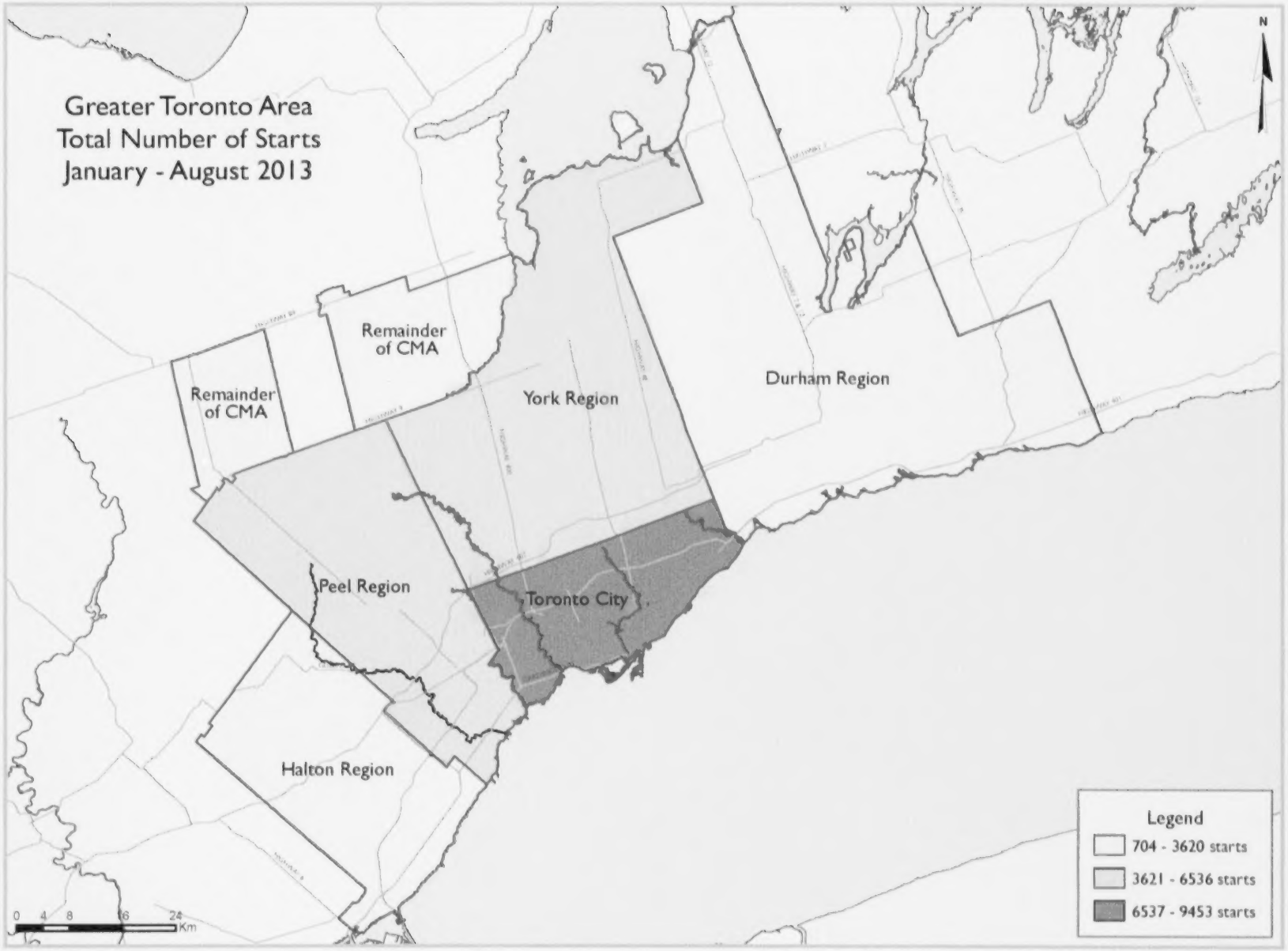
Greater Toronto Area
Number of Starts (Multiples)
August 2013
Legend
24 - 366 starts
367 - 709 starts
710 - 1052 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

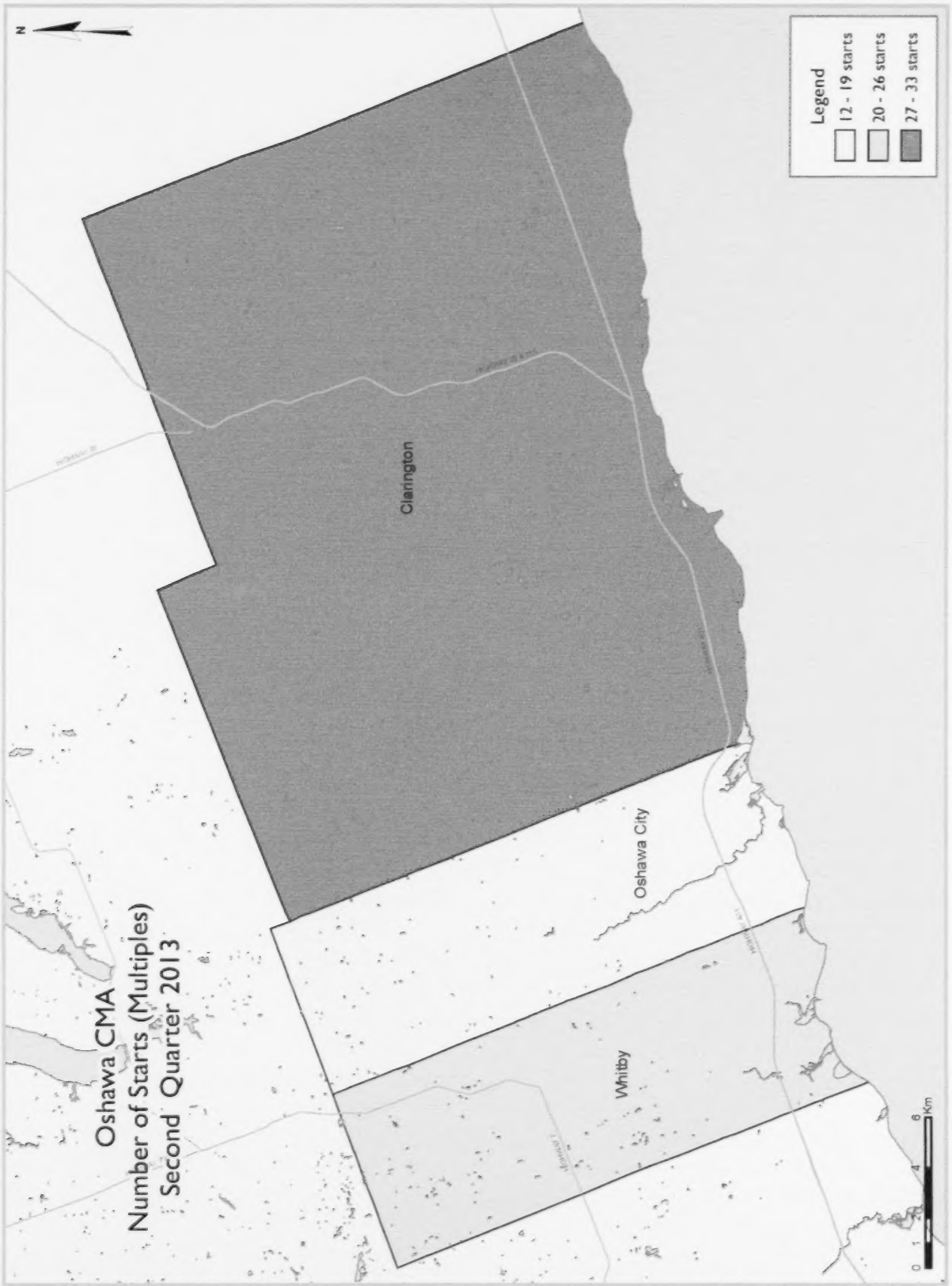

Greater Toronto Area
Number of Starts (Singles)
August 2013
Legend
24 - 98 starts
99 - 173 starts
174 - 248 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

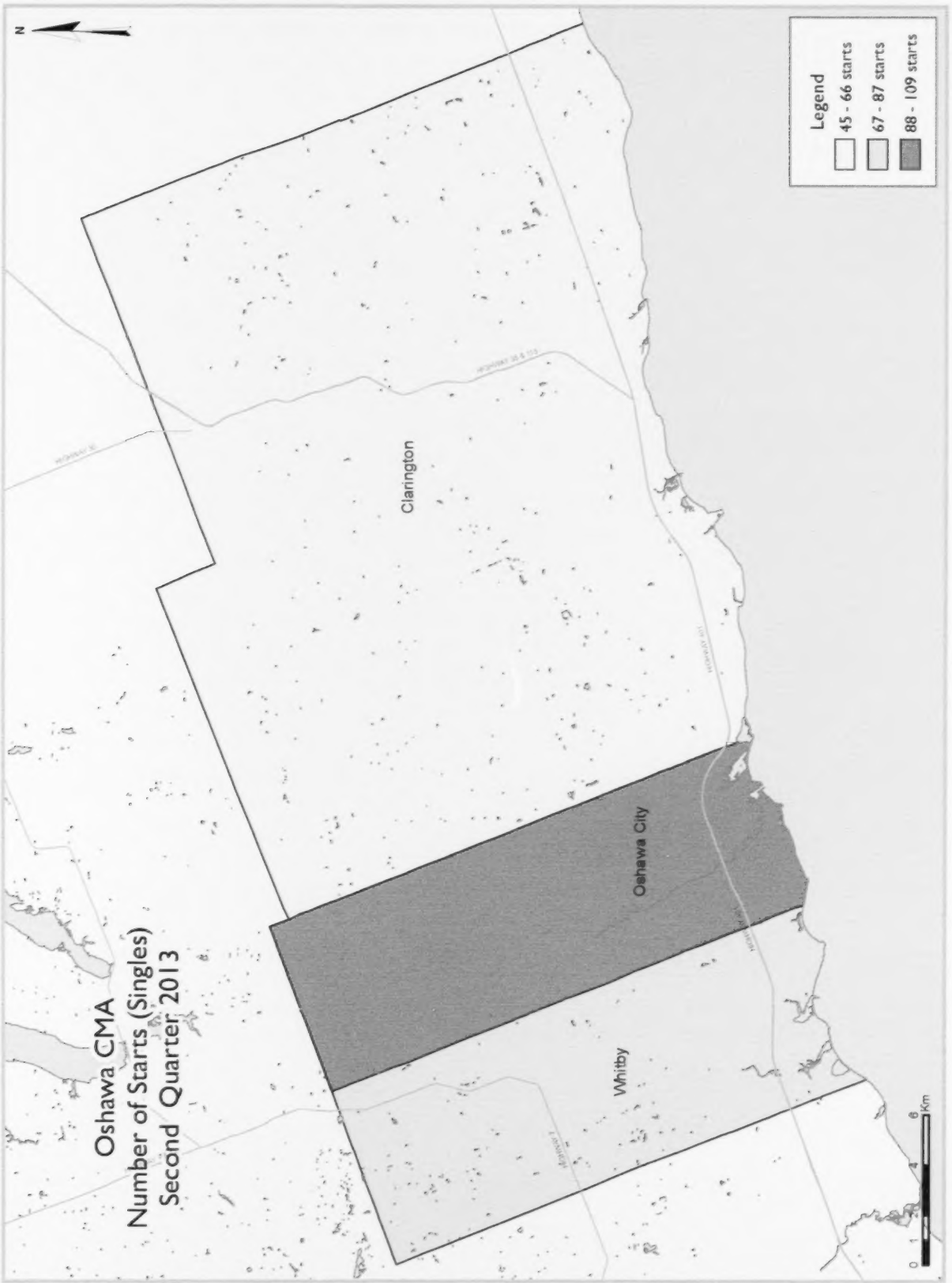

Greater Toronto Area
Total Number of Starts
August 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
57 - 471 starts
472 - 885 starts
886 - 1300 starts
0 4 8 16 24
Km

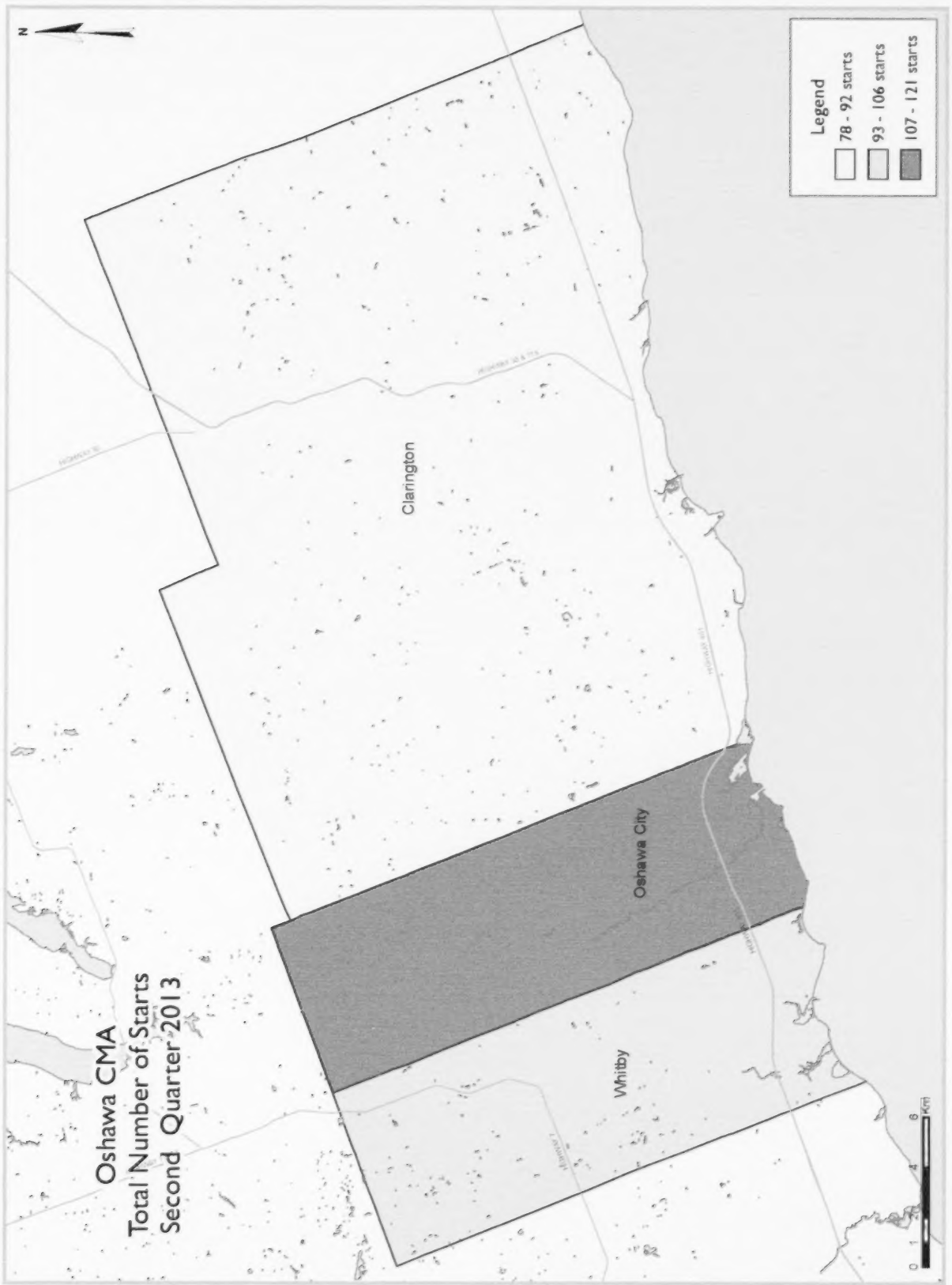
Greater Toronto Area
Number of Starts (Multiples)
January - August 2013
Legend
191 - 3019 starts
3020 - 5848 starts
5849 - 8677 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

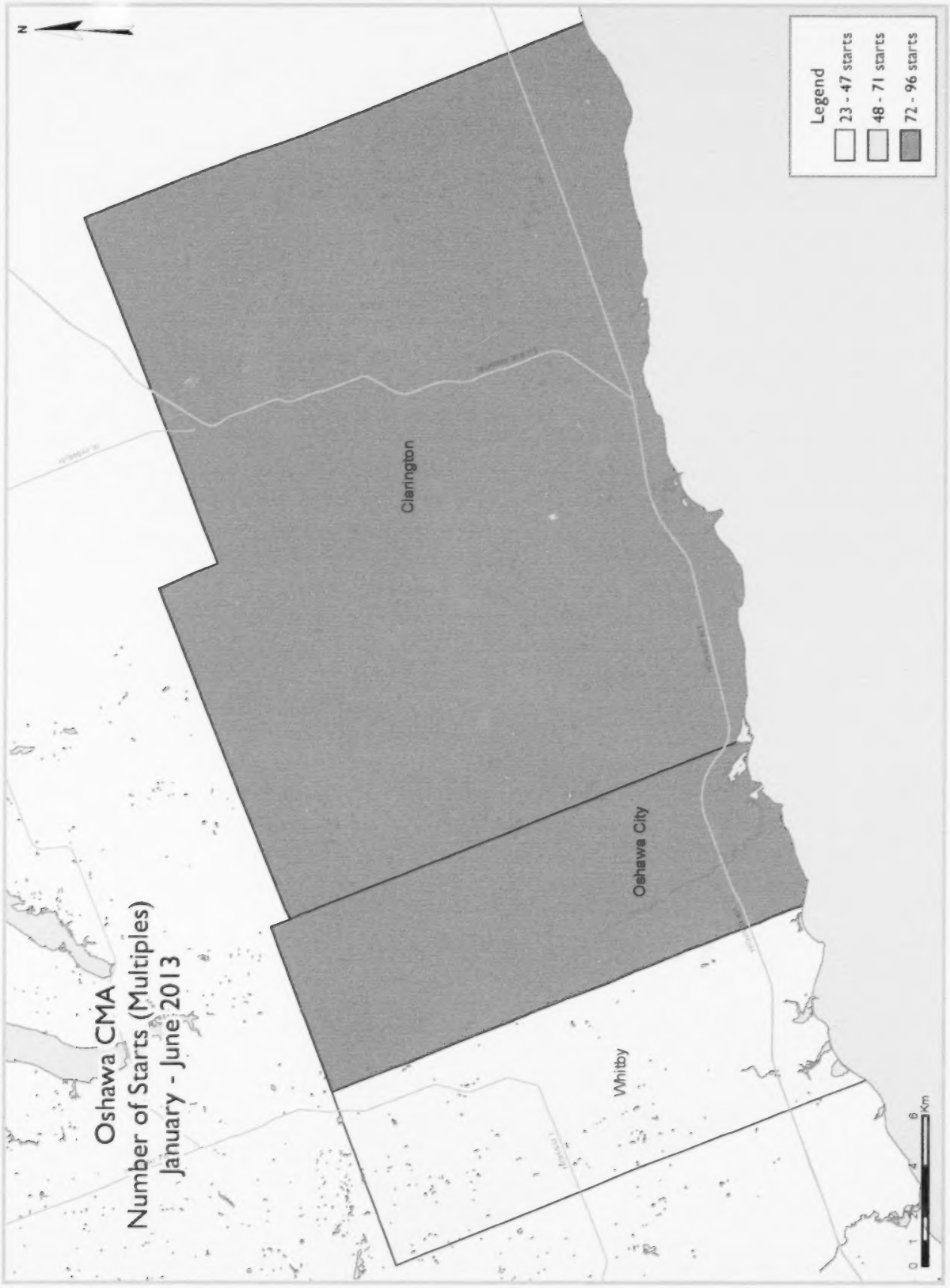

Greater Toronto Area
Number of Starts (Singles)
January - August 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
513 - 1050 starts
1051 - 1587 starts
1588 - 2124 starts
0 4 8 16 24
Km

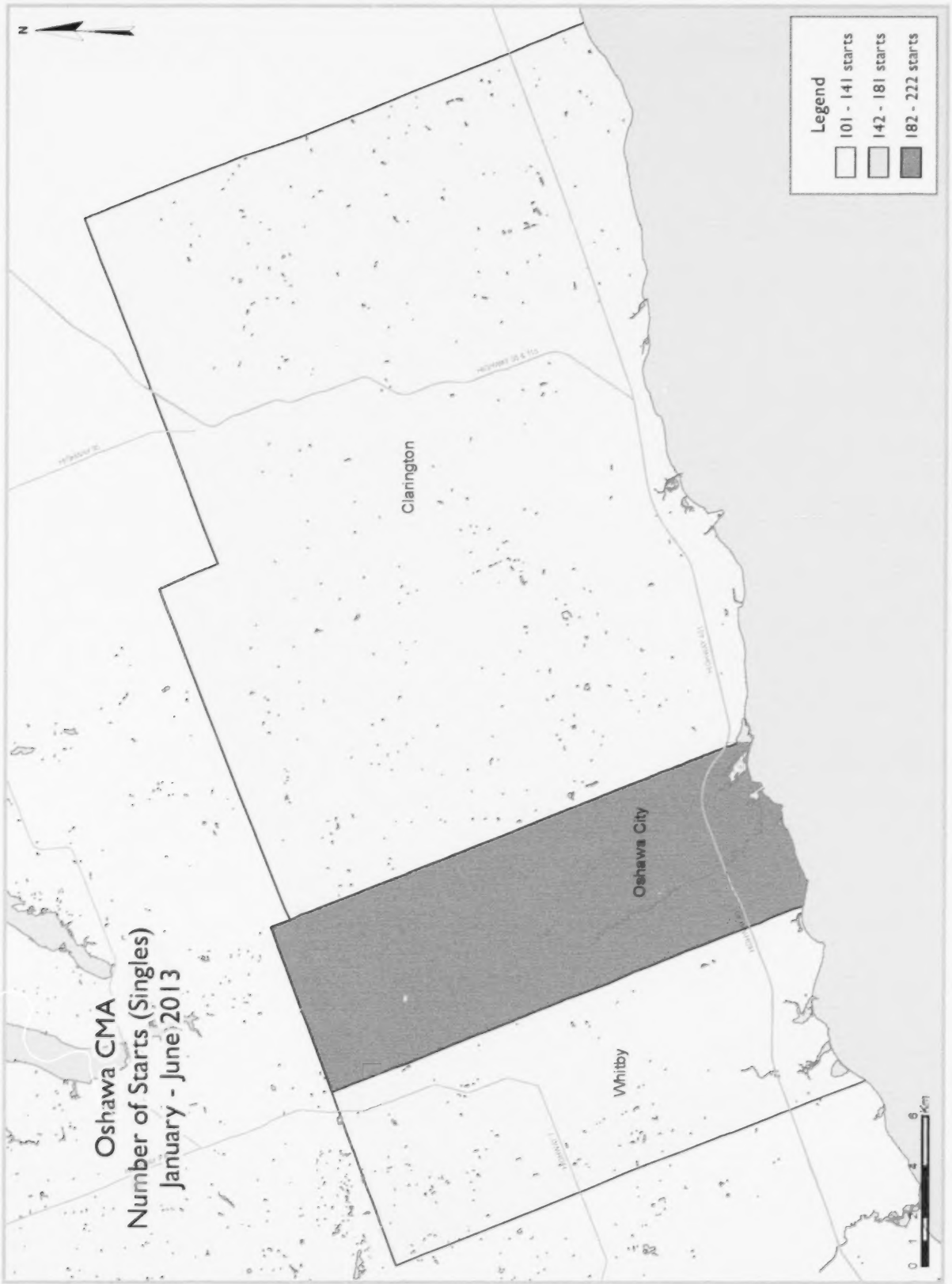

Greater Toronto Area
Total Number of Starts
January - August 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
704 - 3620 starts
3621 - 6536 starts
6537 - 9453 starts


Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2013
Legend
12 - 19 starts
20 - 26 starts
27 - 33 starts
N
Clarington
Oshawa City
Whitby
0
2
4
8
Km


Oshawa CMA
Number of Starts (Singles)
Second Quarter 2013
Legend
45 - 66 starts
67 - 87 starts
88 - 109 starts
N
Clarington
Oshawa City
Whitby
0
2
4
8
Km


Oshawa CMA
Total Number of Starts
Second Quarter 2013
Legend
78 - 92 starts
93 - 106 starts
107 - 121 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2013
Legend
23 - 47 starts
48 - 71 starts
72 - 96 starts
Clarington
Oshawa City
Whitby
N
0
1
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - June 2013
Legend
101 - 141 starts
142 - 181 starts
182 - 222 starts
N
Clarington
Oshawa City
Whitby
0
1
2
4
6
Km

Oshawa CMA
Total Number of Starts
January - June 2013
N
Clarington
Whitby
Oshawa City
Legend
124 - 188 starts
189 - 253 starts
254 - 318 starts
0 1 2 4 6
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1a: Housing Starts (SAAR and Trend) August 2013		
Toronto CMA[1]	July 2013	August 2013
Trend[2]	34,160	33,793
SAAR	31,329	40,364
	August 2012	August 2013
Actual		
August - Single-Detached	1,008	758
August - Multiples	4,440	2,660
August - Total	5,448	3,418
January to August - Single-Detached	6,727	6,161
January to August - Multiples	26,543	15,226
January to August - Total	33,270	21,387

Table 1b: Housing Starts (SAAR and Trend) August 2013		
Oshawa CMA[1]	July 2013	August 2013
Trend[2]	1,260	1,292
SAAR	1,191	1,518
	August 2012	August 2013
Actual		
August - Single-Detached	68	92
August - Multiples	36	22
August - Total	104	114
January to August - Single-Detached	766	628
January to August - Multiples	521	227
January to August - Total	1,287	855

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2013	753	152	481	5	68	1,937	0	22	3,418
August 2012	1,002	342	425	6	53	3,280	0	340	5,448
% Change	-24.9	-55.6	13.2	-16.7	28.3	-40.9	n/a	-93.5	-37.3
Year-to-date 2013	6,134	1,324	2,475	27	331	10,642	4	450	21,387
Year-to-date 2012	6,702	1,595	3,507	24	589	19,015	23	1,815	33,270
% Change	-8.5	-17.0	-29.4	12.5	-43.8	-44.0	-82.6	-75.2	-35.7
UNDER CONSTRUCTION									
August 2013	8,027	1,828	4,006	24	780	51,171	12	1,935	67,784
August 2012	7,966	2,009	4,185	38	978	46,069	23	3,499	64,767
% Change	0.8	-9.0	-4.3	-36.8	-20.2	11.1	-47.8	-44.7	4.7
COMPLETIONS									
August 2013	1,039	192	384	0	189	113	0	226	2,143
August 2012	874	110	175	6	53	1,052	0	3	2,273
% Change	18.9	74.5	119.4	-100.0	**	-89.3	n/a	**	-5.7
Year-to-date 2013	6,537	1,489	2,315	42	582	10,089	14	1,822	22,890
Year-to-date 2012	7,538	1,272	2,106	19	564	7,735	16	1,888	21,138
% Change	-13.3	17.1	9.9	121.1	3.2	30.4	-12.5	-3.5	8.3
COMPLETED & NOT ABSORBED									
August 2013	150	26	70	0	6	1,111	n/a	n/a	1,363
August 2012	119	10	33	0	6	896	n/a	n/a	1,064
% Change	26.1	160.0	112.1	n/a	0.0	24.0	n/a	n/a	28.1
ABSORBED									
August 2013	1,026	200	384	0	189	24	n/a	n/a	1,823
August 2012	871	110	178	6	54	963	n/a	n/a	2,182
% Change	17.8	81.8	115.7	-100.0	**	-97.5	n/a	n/a	-16.5
Year-to-date 2013	6,525	1,481	2,316	42	587	9,887	n/a	n/a	20,838
Year-to-date 2012	7,510	1,281	2,134	19	560	7,687	n/a	n/a	19,191
% Change	-13.1	15.6	8.5	121.1	4.8	28.6	n/a	n/a	8.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2013	92	0	13	0	0	0	0	9	114
August 2012	68	4	0	0	32	0	0	0	104
% Change	35.3	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	9.6
Year-to-date 2013	624	56	64	0	21	0	31	59	855
Year-to-date 2012	766	10	70	0	148	154	0	139	1,287
% Change	-18.5	**	-8.6	n/a	-85.8	-100.0	n/a	-57.6	-33.6
UNDER CONSTRUCTION									
August 2013	576	38	82	0	54	120	30	204	1,104
August 2012	691	8	90	0	185	190	2	175	1,341
% Change	-16.6	**	-8.9	n/a	-70.8	-36.8	**	16.6	-17.7
COMPLETIONS									
August 2013	117	28	6	0	16	40	5	2	214
August 2012	133	2	8	0	12	0	0	0	155
% Change	-12.0	**	-25.0	n/a	33.3	n/a	n/a	n/a	38.1
Year-to-date 2013	688	60	72	0	124	70	12	15	1,041
Year-to-date 2012	870	2	183	0	70	0	48	14	1,187
% Change	-20.9	**	-60.7	n/a	77.1	n/a	-75.0	7.1	-12.3
COMPLETED & NOT ABSORBED									
August 2013	5	0	0	0	0	0	n/a	n/a	5
August 2012	6	0	0	0	3	9	n/a	n/a	18
% Change	-16.7	n/a	n/a	n/a	-100.0	-100.0	n/a	n/a	-72.2
ABSORBED									
August 2013	123	28	6	0	16	49	n/a	n/a	222
August 2012	134	2	9	0	12	0	n/a	n/a	157
% Change	-8.2	**	-33.3	n/a	33.3	n/a	n/a	n/a	41.4
Year-to-date 2013	695	60	72	0	126	79	n/a	n/a	1,032
Year-to-date 2012	885	2	184	0	70	1	n/a	n/a	1,142
% Change	-21.5	**	-60.9	n/a	80.0	**	n/a	n/a	-9.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2013	745	142	480	0	71	1,937	0	31	3,406
August 2012	1,009	300	412	0	79	3,280	0	340	5,420
% Change	-26.2	-52.7	16.5	n/a	-10.1	-40.9	n/a	-90.9	-37.2
Year-to-date 2013	6,354	1,352	2,430	1	437	10,874	35	779	22,262
Year-to-date 2012	7,155	1,557	3,565	2	723	19,507	23	1,954	34,486
% Change	-11.2	-13.2	-31.8	-50.0	-39.6	-44.3	52.2	-60.1	-35.4
UNDER CONSTRUCTION									
August 2013	8,262	1,820	3,923	2	952	51,861	42	2,409	69,272
August 2012	8,406	1,965	4,290	14	1,151	46,751	25	3,824	66,426
% Change	-1.7	-7.4	-8.6	-85.7	-17.3	10.9	68.0	-37.0	4.3
COMPLETIONS									
August 2013	1,115	220	392	0	216	153	5	228	2,329
August 2012	962	108	183	0	65	1,052	0	3	2,373
% Change	15.9	103.7	114.2	n/a	**	-85.5	n/a	**	-1.9
Year-to-date 2013	6,918	1,501	2,382	12	703	10,313	26	1,837	23,692
Year-to-date 2012	8,120	1,234	2,278	2	657	7,735	64	1,902	21,992
% Change	-14.8	21.6	4.6	**	7.0	33.3	-59.4	-3.4	7.7
COMPLETED & NOT ABSORBED									
August 2013	165	24	61	0	6	1,096	n/a	n/a	1,352
August 2012	135	8	33	0	12	905	n/a	n/a	1,093
% Change	22.2	200.0	84.8	n/a	-50.0	21.1	n/a	n/a	23.7
ABSORBED									
August 2013	1,104	228	385	0	216	73	n/a	n/a	2,006
August 2012	958	108	187	0	66	963	n/a	n/a	2,282
% Change	15.2	111.1	105.9	n/a	**	-92.4	n/a	n/a	-12.1
Year-to-date 2013	6,901	1,493	2,376	12	710	10,135	n/a	n/a	21,627
Year-to-date 2012	8,085	1,245	2,307	2	653	7,697	n/a	n/a	19,989
% Change	-14.6	19.9	3.0	**	8.7	31.7	n/a	n/a	8.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
August 2013	125	6	18	0	18	979	0	22	1,168
August 2012	107	8	63	0	40	2,948	0	336	3,502
York Region									
August 2013	248	42	147	0	0	863	0	0	1,300
August 2012	328	118	128	0	0	200	0	4	778
Peel Region									
August 2013	218	92	282	0	40	95	0	0	727
August 2012	355	158	66	0	0	0	0	0	579
Halton Region									
August 2013	24	0	20	0	13	0	0	0	57
August 2012	102	12	145	0	0	132	0	0	391
Durham Region									
August 2013	130	2	13	0	0	0	0	9	154
August 2012	117	4	10	0	39	0	0	0	170
Toronto CMA									
August 2013	753	152	481	5	68	1,937	0	22	3,418
August 2012	1,002	342	425	6	53	3,280	0	340	5,448
Oshawa CMA									
August 2013	92	0	13	0	0	0	0	9	114
August 2012	68	4	0	0	32	0	0	0	104
Greater Toronto Area									
August 2013	745	142	480	0	71	1,937	0	31	3,406
August 2012	1,009	300	412	0	79	3,280	0	340	5,420

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
August 2013	1,473	198	664	0	285	40,800	4	1,818	45,242
August 2012	1,230	226	838	0	218	37,437	14	2,904	42,867
York Region									
August 2013	2,226	268	1,066	1	90	6,943	0	113	10,707
August 2012	2,309	304	1,457	4	267	5,389	1	145	9,876
Peel Region									
August 2013	3,021	1,208	850	1	134	2,340	8	4	7,567
August 2012	2,861	1,293	892	10	265	2,264	8	450	8,043
Halton Region									
August 2013	578	82	995	0	383	1,658	0	270	3,966
August 2012	822	100	885	0	132	1,471	0	150	3,560
Durham Region									
August 2013	964	64	348	0	60	120	30	204	1,790
August 2012	1,184	42	218	0	269	190	2	175	2,080
Toronto CMA									
August 2013	8,027	1,828	4,006	24	780	51,171	12	1,935	67,784
August 2012	7,966	2,009	4,185	38	978	46,069	23	3,499	64,767
Oshawa CMA									
August 2013	576	38	82	0	54	120	30	204	1,104
August 2012	691	8	90	0	185	190	2	175	1,341
Greater Toronto Area									
August 2013	8,262	1,820	3,923	2	952	51,861	42	2,409	69,272
August 2012	8,406	1,965	4,290	14	1,151	46,751	25	3,824	66,426

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
August 2013	89	4	38	0	0	113	0	0	244
August 2012	88	6	11	0	0	996	0	0	1,101
York Region									
August 2013	366	84	174	0	0	0	0	1	625
August 2012	321	48	93	0	46	0	0	3	511
Peel Region									
August 2013	358	62	71	0	99	0	0	225	815
August 2012	241	48	58	0	0	0	0	0	347
Halton Region									
August 2013	120	28	83	0	47	0	0	0	278
August 2012	114	2	0	0	0	56	0	0	172
Durham Region									
August 2013	182	42	26	0	70	40	5	2	367
August 2012	198	4	21	0	19	0	0	0	242
Toronto CMA									
August 2013	1,039	192	384	0	189	113	0	226	2,143
August 2012	874	110	175	6	53	1,052	0	3	2,273
Oshawa CMA									
August 2013	117	28	6	0	16	40	5	2	214
August 2012	133	2	8	0	12	0	0	0	155
Greater Toronto Area									
August 2013	1,115	220	392	0	216	153	5	228	2,329
August 2012	962	108	183	0	65	1,052	0	3	2,373

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
August 2013	78	2	19	0	4	964	n/a	n/a	1,067
August 2012	52	3	14	0	4	761	n/a	n/a	834
York Region									
August 2013	20	20	35	0	0	75	n/a	n/a	150
August 2012	13	0	6	0	0	31	n/a	n/a	50
Peel Region									
August 2013	24	2	0	0	2	33	n/a	n/a	61
August 2012	20	5	0	0	2	74	n/a	n/a	101
Halton Region									
August 2013	27	0	7	0	0	24	n/a	n/a	58
August 2012	30	0	2	0	3	0	n/a	n/a	35
Durham Region									
August 2013	16	0	0	0	0	0	n/a	n/a	16
August 2012	20	0	11	0	3	39	n/a	n/a	73
Toronto CMA									
August 2013	150	26	70	0	6	1,111	n/a	n/a	1,363
August 2012	119	10	33	0	6	896	n/a	n/a	1,064
Oshawa CMA									
August 2013	5	0	0	0	0	0	n/a	n/a	5
August 2012	6	0	0	0	3	9	n/a	n/a	18
Greater Toronto Area									
August 2013	165	24	61	0	6	1,096	n/a	n/a	1,352
August 2012	135	8	33	0	12	905	n/a	n/a	1,093

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
August 2013	92	6	38	0	0	22	n/a	n/a	158
August 2012	88	6	14	0	0	907	n/a	n/a	1,015
York Region									
August 2013	365	90	174	0	0	2	n/a	n/a	631
August 2012	319	48	93	0	47	0	n/a	n/a	507
Peel Region									
August 2013	346	62	71	0	99	0	n/a	n/a	578
August 2012	253	48	58	0	0	0	n/a	n/a	359
Halton Region									
August 2013	113	28	76	0	47	0	n/a	n/a	264
August 2012	101	2	0	0	0	56	n/a	n/a	159
Durham Region									
August 2013	188	42	26	0	70	49	n/a	n/a	375
August 2012	197	4	22	0	19	0	n/a	n/a	242
Toronto CMA									
August 2013	1,026	200	384	0	189	24	n/a	n/a	1,823
August 2012	871	110	178	6	54	963	n/a	n/a	2,182
Oshawa CMA									
August 2013	123	28	6	0	16	49	n/a	n/a	222
August 2012	134	2	9	0	12	0	n/a	n/a	157
Greater Toronto Area									
August 2013	1,104	228	385	0	216	73	n/a	n/a	2,006
August 2012	958	108	187	0	66	963	n/a	n/a	2,282

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Toronto City	125	107	6	8	36	103	1,001	3,284	1,168	3,502	-66.6
Toronto	24	17	4	0	0	0	869	1,192	897	1,209	-25.8
East York	2	5	0	0	0	0	0	0	2	5	-60.0
Etobicoke	30	23	0	4	0	0	132	0	162	27	**
North York	46	55	0	0	21	66	0	1,756	67	1,877	-96.4
Scarborough	22	4	0	0	15	37	0	0	37	41	-9.8
York	1	3	2	4	0	0	0	336	3	343	-99.1
York Region	248	328	42	118	147	128	863	204	1,300	778	67.1
Aurora	0	14	0	0	0	0	0	0	0	14	-100.0
East Gwillimbury	1	1	0	0	0	0	0	0	1	1	0.0
Georgina Township	7	11	0	0	0	0	0	0	7	11	-36.4
King Township	32	29	0	0	31	17	0	0	63	46	37.0
Markham	31	136	4	118	60	82	368	4	463	340	36.2
Newmarket	41	21	14	0	0	0	0	0	55	21	161.9
Richmond Hill	12	29	0	0	0	29	0	200	12	258	-95.3
Vaughan	99	39	24	0	56	0	495	0	674	39	**
Whitchurch-Stouffville	25	48	0	0	0	0	0	0	25	48	-47.9
Peel Region	218	355	92	158	322	66	95	0	727	579	25.6
Brampton	160	329	80	158	205	37	95	0	540	524	3.1
Caledon	40	13	12	0	13	29	0	0	65	42	54.8
Mississauga	18	13	0	0	104	0	0	0	122	13	**
Halton Region	24	102	2	12	31	145	0	132	57	391	-85.4
Burlington	6	2	2	0	7	0	0	0	15	2	**
Halton Hills	3	28	0	0	0	0	0	0	3	28	-89.3
Milton	3	56	0	12	20	145	0	0	23	213	-89.2
Oakville	12	16	0	0	4	0	0	132	16	148	-89.2
Durham Region	130	117	2	4	13	49	9	0	154	170	-9.4
Ajax	21	30	2	0	0	7	0	0	23	37	-37.8
Brock	4	1	0	0	0	0	0	0	4	1	**
Clarington	50	25	0	0	13	14	0	0	63	39	61.5
Oshawa	25	21	0	4	0	18	9	0	34	43	-20.9
Pickering	4	15	0	0	0	10	0	0	4	25	-84.0
Scugog	6	2	0	0	0	0	0	0	6	2	200.0
Uxbridge	3	1	0	0	0	0	0	0	3	1	200.0
Whitby	17	22	0	0	0	0	0	0	17	22	-22.7
Remainder of Toronto CMA	121	72	16	52	14	13	0	0	151	137	10.2
Bradford West Gwillimbury	16	38	0	46	14	0	0	0	30	84	-64.3
Town of Mono	7	3	0	0	0	0	0	0	7	3	133.3
New Tecumseth	92	11	16	6	0	0	0	0	108	17	**
Orangeville	6	20	0	0	0	13	0	0	6	33	-81.8
Toronto CMA	758	1,008	158	348	543	472	1,959	3,620	3,418	5,448	-37.3
Oshawa CMA	92	68	0	4	13	32	9	0	114	104	9.6
Greater Toronto Area (GTA)	745	1,009	144	300	549	491	1,968	3,620	3,406	5,420	-37.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	776	641	138	144	408	544	8,131	16,497	9,453	17,826	-47.0
Toronto	118	94	18	12	18	73	6,176	9,411	6,330	9,590	-34.0
East York	36	63	0	6	0	0	0	105	36	174	-79.3
Etobicoke	134	108	36	74	16	68	460	2,258	646	2,508	-74.2
North York	330	243	70	10	200	253	995	4,137	1,595	4,643	-65.6
Scarborough	141	114	10	26	174	147	500	0	825	287	187.5
York	17	19	4	16	0	3	0	586	21	624	-96.6
York Region	2,124	2,331	220	364	673	1,604	1,735	3,284	4,752	7,583	-37.3
Aurora	7	65	0	0	0	0	0	157	7	222	-96.8
East Gwillimbury	22	76	8	32	0	0	0	0	30	108	-72.2
Georgina Township	91	77	2	0	19	7	0	0	112	84	33.3
King Township	212	176	4	4	77	83	0	127	293	390	-24.9
Markham	692	601	138	252	366	917	777	1,817	1,973	3,587	-45.0
Newmarket	335	287	40	0	0	60	0	0	375	347	8.1
Richmond Hill	255	281	4	10	78	237	6	764	343	1,292	-73.5
Vaughan	354	495	24	46	126	196	952	419	1,456	1,156	26.0
Whitchurch-Stouffville	156	273	0	20	7	104	0	0	163	397	-58.9
Peel Region	1,963	2,227	828	901	698	621	787	888	4,276	4,637	-7.8
Brampton	1,519	1,852	518	810	483	505	320	0	2,840	3,167	-10.3
Caledon	225	235	48	41	67	107	0	0	340	383	-11.2
Mississauga	219	140	262	50	148	9	467	888	1,096	1,087	0.8
Halton Region	516	699	82	96	740	954	941	683	2,279	2,432	-6.3
Burlington	52	73	2	0	137	90	502	338	693	501	38.3
Halton Hills	167	56	0	0	154	25	0	0	321	81	**
Milton	169	402	58	96	345	612	96	77	668	1,187	-43.7
Oakville	128	168	22	0	104	227	343	268	597	663	-10.0
Durham Region	980	1,260	90	52	373	403	59	293	1,502	2,008	-25.2
Ajax	236	210	12	42	91	144	0	0	339	396	-14.4
Brock	14	7	0	0	0	0	0	0	14	7	100.0
Clarington	184	415	30	6	67	59	0	82	281	562	-50.0
Oshawa	312	179	26	4	24	40	57	0	419	223	87.9
Pickering	60	228	22	0	170	41	0	0	252	269	-6.3
Scugog	17	11	0	0	0	0	0	0	17	11	54.5
Uxbridge	25	38	0	0	0	0	0	0	25	38	-34.2
Whitby	132	172	0	0	21	119	2	211	155	502	-69.1
Remainder of Toronto CMA	513	426	34	68	157	96	0	0	704	590	19.3
Bradford West Gwillimbury	247	193	12	48	144	22	0	0	403	263	53.2
Town of Mono	26	30	0	0	0	0	0	0	26	30	-13.3
New Tecumseth	179	169	22	20	13	25	0	0	214	214	0.0
Orangeville	61	34	0	0	0	49	0	0	61	83	-26.5
Toronto CMA	6,161	6,727	1,334	1,615	2,800	3,914	11,092	21,014	21,387	33,270	-35.7
Oshawa CMA	628	766	56	10	112	218	59	293	855	1,287	-33.6
Greater Toronto Area (GTA)	6,359	7,158	1,358	1,557	2,892	4,126	11,653	21,645	22,262	34,486	-35.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Toronto City	36	103	0	0	979	2,948	22	336
Toronto	0	0	0	0	849	1,192	20	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	130	0	2	0
North York	21	66	0	0	0	1,756	0	0
Scarborough	15	37	0	0	0	0	0	0
York	0	0	0	0	0	0	0	336
York Region	147	128	0	0	863	200	0	4
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	31	17	0	0	0	0	0	0
Markham	60	82	0	0	368	0	0	4
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	29	0	0	0	200	0	0
Vaughan	56	0	0	0	495	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	322	66	0	0	95	0	0	0
Brampton	205	37	0	0	95	0	0	0
Caledon	13	29	0	0	0	0	0	0
Mississauga	104	0	0	0	0	0	0	0
Halton Region	31	145	0	0	0	132	0	0
Burlington	7	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	20	145	0	0	0	0	0	0
Oakville	4	0	0	0	0	132	0	0
Durham Region	13	49	0	0	0	0	9	0
Ajax	0	7	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	13	14	0	0	0	0	0	0
Oshawa	0	18	0	0	0	0	9	0
Pickering	0	10	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	14	13	0	0	0	0	0	0
Bradford West Gwillimbury	14	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	13	0	0	0	0	0	0
Toronto CMA	543	472	0	0	1,937	3,280	22	340
Oshawa CMA	13	32	0	0	0	0	9	0
Greater Toronto Area (GTA)	549	491	0	0	1,937	3,280	31	340

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	408	530	0	14	7,923	15,084	208	1,413
Toronto	18	73	0	0	6,154	8,675	22	736
East York	0	0	0	0	0	105	0	0
Etobicoke	16	68	0	0	458	2,258	2	0
North York	200	239	0	14	995	4,046	0	91
Scarborough	174	147	0	0	316	0	184	0
York	0	3	0	0	0	0	0	586
York Region	673	1,596	0	8	1,722	3,132	13	152
Aurora	0	0	0	0	0	157	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	19	7	0	0	0	0	0	0
King Township	77	83	0	0	0	127	0	0
Markham	366	917	0	0	770	1,805	7	12
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	78	237	0	0	0	624	6	140
Vaughan	126	196	0	0	952	419	0	0
Whitchurch-Stouffville	7	96	0	8	0	0	0	0
Peel Region	698	621	0	0	558	638	229	250
Brampton	483	505	0	0	95	0	225	0
Caledon	67	107	0	0	0	0	0	0
Mississauga	148	9	0	0	463	638	4	250
Halton Region	740	954	0	0	671	683	270	0
Burlington	137	90	0	0	232	338	270	0
Halton Hills	154	25	0	0	0	0	0	0
Milton	345	612	0	0	96	77	0	0
Oakville	104	227	0	0	343	268	0	0
Durham Region	346	403	27	0	0	154	59	139
Ajax	91	144	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	40	59	27	0	0	82	0	0
Oshawa	24	40	0	0	0	0	57	0
Pickering	170	41	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	21	119	0	0	0	72	2	139
Remainder of Toronto CMA	157	96	0	0	0	0	0	0
Bradford West Gwillimbury	144	22	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	13	25	0	0	0	0	0	0
Orangeville	0	49	0	0	0	0	0	0
Toronto CMA	2,800	3,892	0	22	10,642	19,199	450	1,815
Oshawa CMA	85	218	27	0	0	154	59	139
Greater Toronto Area (GTA)	2,865	4,104	27	22	10,874	19,691	779	1,954

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Toronto City	149	178	997	2,988	22	336	1,168	3,502
Toronto	28	17	849	1,192	20	0	897	1,209
East York	2	5	0	0	0	0	2	5
Etobicoke	30	27	130	0	2	0	162	27
North York	49	81	18	1,796	0	0	67	1,877
Scarborough	37	41	0	0	0	0	37	41
York	3	7	0	0	0	336	3	343
York Region	437	574	863	200	0	4	1,300	778
Aurora	0	14	0	0	0	0	0	14
East Gwillimbury	1	1	0	0	0	0	1	1
Georgina Township	7	11	0	0	0	0	7	11
King Township	63	46	0	0	0	0	63	46
Markham	95	336	368	0	0	4	463	340
Newmarket	55	21	0	0	0	0	55	21
Richmond Hill	12	58	0	200	0	0	12	258
Vaughan	179	39	495	0	0	0	674	39
Whitchurch-Stouffville	25	48	0	0	0	0	25	48
Peel Region	592	579	135	0	0	0	727	579
Brampton	405	524	135	0	0	0	540	524
Caledon	65	42	0	0	0	0	65	42
Mississauga	122	13	0	0	0	0	122	13
Halton Region	44	259	13	132	0	0	57	391
Burlington	6	2	9	0	0	0	15	2
Halton Hills	3	28	0	0	0	0	3	28
Milton	23	213	0	0	0	0	23	213
Oakville	12	16	4	132	0	0	16	148
Durham Region	145	131	0	39	9	0	154	170
Ajax	23	30	0	7	0	0	23	37
Brock	4	1	0	0	0	0	4	1
Clarington	63	25	0	14	0	0	63	39
Oshawa	25	25	0	18	9	0	34	43
Pickering	4	25	0	0	0	0	4	25
Scugog	6	2	0	0	0	0	6	2
Uxbridge	3	1	0	0	0	0	3	1
Whitby	17	22	0	0	0	0	17	22
Remainder of Toronto CMA	140	125	11	12	0	0	151	137
Bradford West Gwillimbury	30	84	0	0	0	0	30	84
Town of Mono	2	2	5	1	0	0	7	3
New Tecumseth	102	6	6	11	0	0	108	17
Orangeville	6	33	0	0	0	0	6	33
Toronto CMA	1,386	1,769	2,010	3,339	22	340	3,418	5,448
Oshawa CMA	105	72	0	32	9	0	114	104
Greater Toronto Area (GTA)	1,367	1,721	2,008	3,359	31	340	3,406	5,420

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	1,163	1,339	8,078	15,060	212	1,427	9,453	17,826
Toronto	154	179	6,154	8,675	22	736	6,330	9,590
East York	36	69	0	105	0	0	36	174
Etobicoke	186	182	458	2,326	2	0	646	2,508
North York	441	584	1,150	3,954	4	105	1,595	4,643
Scarborough	325	287	316	0	184	0	825	287
York	21	38	0	0	0	586	21	624
York Region	2,997	4,242	1,742	3,180	13	161	4,752	7,583
Aurora	7	63	0	159	0	0	7	222
East Gwillimbury	30	108	0	0	0	0	30	108
Georgina Township	112	84	0	0	0	0	112	84
King Township	293	263	0	127	0	0	293	390
Markham	1,196	1,746	770	1,829	7	12	1,973	3,587
Newmarket	375	347	0	0	0	0	375	347
Richmond Hill	330	506	7	646	6	140	343	1,292
Vaughan	491	737	965	419	0	0	1,456	1,156
Whitchurch-Stouffville	163	388	0	0	0	9	163	397
Peel Region	3,415	3,688	632	699	229	250	4,276	4,637
Brampton	2,447	3,115	168	52	225	0	2,840	3,167
Caledon	340	383	0	0	0	0	340	383
Mississauga	628	190	464	647	4	250	1,096	1,087
Halton Region	1,186	1,518	823	914	270	0	2,279	2,432
Burlington	96	157	327	344	270	0	693	501
Halton Hills	321	81	0	0	0	0	321	81
Milton	558	1,112	110	75	0	0	668	1,187
Oakville	211	168	386	495	0	0	597	663
Durham Region	1,375	1,490	37	379	90	139	1,502	2,008
Ajax	323	319	16	77	0	0	339	396
Brock	14	7	0	0	0	0	14	7
Clarington	254	450	0	112	27	0	281	562
Oshawa	358	183	0	40	61	0	419	223
Pickering	252	269	0	0	0	0	252	269
Scugog	17	11	0	0	0	0	17	11
Uxbridge	25	38	0	0	0	0	25	38
Whitby	132	213	21	150	2	139	155	502
Remainder of Toronto CMA	668	548	36	42	0	0	704	590
Bradford West Gwillimbury	403	263	0	0	0	0	403	263
Town of Mono	7	19	19	11	0	0	26	30
New Tecumseth	197	183	17	31	0	0	214	214
Orangeville	61	83	0	0	0	0	61	83
Toronto CMA	9,933	11,804	11,000	19,628	454	1,838	21,387	33,270
Oshawa CMA	744	846	21	302	90	139	855	1,287
Greater Toronto Area (GTA)	10,136	12,277	11,312	20,232	814	1,977	22,262	34,486

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Toronto City	89	88	4	6	38	11	113	996	244	1,101	-77.8
Toronto	14	12	0	2	0	5	113	486	127	505	-74.9
East York	10	8	0	0	0	0	0	0	10	8	25.0
Etobicoke	17	12	2	2	0	0	0	0	19	14	35.7
North York	41	36	0	2	0	0	0	0	41	38	7.9
Scarborough	5	20	2	0	38	6	0	510	45	536	-91.6
York	2	0	0	0	0	0	0	0	2	0	n/a
York Region	366	321	84	48	174	139	1	3	625	511	22.3
Aurora	1	20	0	0	0	0	0	0	1	20	-95.0
East Gwillimbury	5	26	4	6	0	0	0	0	9	32	-71.9
Georgina Township	21	11	0	0	0	0	0	0	21	11	90.9
King Township	49	18	0	0	0	31	0	0	49	49	0.0
Markham	154	51	34	14	118	42	1	3	307	110	179.1
Newmarket	57	31	46	0	0	0	0	0	103	31	**
Richmond Hill	25	51	0	8	51	52	0	0	76	111	-31.5
Vaughan	35	87	0	4	5	14	0	0	40	105	-61.9
Whitchurch-Stouffville	19	26	0	16	0	0	0	0	19	42	-54.8
Peel Region	358	241	62	48	170	58	225	0	815	347	134.9
Brampton	336	181	62	24	71	43	225	0	694	248	179.8
Caledon	14	44	0	0	0	0	0	0	14	44	-68.2
Mississauga	8	16	0	24	99	15	0	0	107	55	94.5
Halton Region	120	114	28	2	130	0	0	56	278	172	61.6
Burlington	13	33	0	0	21	0	0	0	34	33	3.0
Halton Hills	2	0	0	0	17	0	0	0	19	0	n/a
Milton	73	32	24	2	48	0	0	56	145	90	61.1
Oakville	32	49	4	0	44	0	0	0	80	49	63.3
Durham Region	183	198	42	4	100	40	42	0	367	242	51.7
Ajax	47	22	6	2	63	20	0	0	116	44	163.6
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	31	63	6	2	26	8	40	0	103	73	41.1
Oshawa	66	23	20	0	0	0	2	0	88	23	**
Pickering	10	41	8	0	11	0	0	0	29	41	-29.3
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	6	1	0	0	0	0	0	0	6	1	**
Whitby	21	47	2	0	0	12	0	0	23	59	-61.0
Remainder of Toronto CMA	56	85	2	4	6	0	0	0	64	89	-28.1
Bradford West Gwillimbury	24	71	0	2	6	0	0	0	30	73	-58.9
Town of Mono	0	7	0	0	0	0	0	0	0	7	-100.0
New Tecumseth	17	6	2	2	0	0	0	0	19	8	137.5
Orangeville	15	1	0	0	0	0	0	0	15	1	**
Toronto CMA	1,039	880	194	110	571	228	339	1,055	2,143	2,273	-5.7
Oshawa CMA	118	133	28	2	26	20	42	0	214	155	38.1
Greater Toronto Area (GTA)	1,116	962	220	108	612	248	381	1,055	2,329	2,373	-1.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	644	567	120	168	402	414	9,160	7,479	10,326	8,628	19.7
Toronto	119	77	10	8	15	28	5,990	3,804	6,134	3,917	56.6
East York	53	34	0	0	0	0	363	62	416	96	**
Etobicoke	130	76	70	4	68	5	806	1,916	1,074	2,001	-46.3
North York	245	231	10	148	193	252	1,477	1,004	1,925	1,635	17.7
Scarborough	71	139	16	8	126	129	524	693	737	969	-23.9
York	26	10	14	0	0	0	0	0	40	10	**
York Region	1,990	2,912	422	336	1,087	961	1,224	599	4,723	4,808	-1.8
Aurora	23	43	20	0	41	0	0	0	84	43	95.3
East Gwillimbury	44	67	12	18	6	20	0	0	62	105	-41.0
Georgina Township	82	90	2	0	0	0	0	0	84	90	-6.7
King Township	210	46	0	0	37	31	264	0	511	77	**
Markham	582	929	280	246	475	518	287	10	1,624	1,703	-4.6
Newmarket	176	166	86	4	34	0	0	4	296	174	70.1
Richmond Hill	123	474	8	18	163	199	429	20	723	711	1.7
Vaughan	394	834	14	30	225	117	140	565	773	1,546	-50.0
Whitchurch-Stouffville	356	263	0	20	106	76	104	0	566	359	57.7
Peel Region	2,360	1,920	677	510	717	558	1,257	859	5,011	3,847	30.3
Brampton	2,062	1,603	670	314	532	257	225	0	3,489	2,174	60.5
Caledon	194	213	3	78	58	68	0	0	255	359	-29.0
Mississauga	104	104	4	118	127	233	1,032	859	1,267	1,314	-3.6
Halton Region	870	1,274	198	132	511	462	424	483	2,003	2,351	-14.8
Burlington	80	235	2	0	31	27	186	0	299	262	14.1
Halton Hills	128	25	0	4	31	19	0	0	159	48	**
Milton	524	637	176	100	306	221	98	344	1,104	1,302	-15.2
Oakville	138	377	20	28	143	195	140	139	441	739	-40.3
Durham Region	1,069	1,451	90	92	385	566	85	249	1,629	2,358	-30.9
Ajax	210	272	22	90	156	200	0	0	388	562	-31.0
Brock	6	6	0	0	0	0	0	0	6	6	0.0
Clarington	249	358	12	2	58	74	44	0	363	434	-16.4
Oshawa	278	196	46	0	59	53	11	14	394	263	49.8
Pickering	135	271	8	0	24	67	0	235	167	573	-70.9
Scugog	7	8	0	0	0	0	0	0	7	8	-12.5
Uxbridge	20	22	0	0	0	0	0	0	20	22	-9.1
Whitby	164	318	2	0	88	172	30	0	284	490	-42.0
Remainder of Toronto CMA	430	554	66	44	23	11	32	0	551	609	-9.5
Bradford West Gwillimbury	197	297	48	26	12	0	0	0	257	323	-20.4
Town of Mono	28	26	0	0	0	0	0	0	28	26	7.7
New Tecumseth	137	195	18	12	4	0	32	0	191	207	-7.7
Orangeville	68	36	0	6	7	11	0	0	75	53	41.5
Toronto CMA	6,579	7,557	1,511	1,280	2,889	2,646	11,911	9,655	22,890	21,138	8.3
Oshawa CMA	691	872	60	2	205	299	85	14	1,041	1,187	-12.3
Greater Toronto Area (GTA)	6,933	8,124	1,507	1,238	3,102	2,961	12,150	9,669	23,692	21,992	7.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Toronto City	38	11	0	0	113	996	0	0
Toronto	0	5	0	0	113	486	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	38	6	0	0	0	510	0	0
York	0	0	0	0	0	0	0	0
York Region	174	139	0	0	0	0	1	3
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	31	0	0	0	0	0	0
Markham	118	42	0	0	0	0	1	3
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	51	52	0	0	0	0	0	0
Vaughan	5	14	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	170	58	0	0	0	0	225	0
Brampton	71	43	0	0	0	0	225	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	99	15	0	0	0	0	0	0
Halton Region	130	0	0	0	0	56	0	0
Burlington	21	0	0	0	0	0	0	0
Halton Hills	17	0	0	0	0	0	0	0
Milton	48	0	0	0	0	56	0	0
Oakville	44	0	0	0	0	0	0	0
Durham Region	96	40	4	0	40	0	2	0
Ajax	63	20	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	22	8	4	0	40	0	0	0
Oshawa	0	0	0	0	0	0	2	0
Pickering	11	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	12	0	0	0	0	0	0
Remainder of Toronto CMA	6	0	0	0	0	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	571	228	0	0	113	1,052	226	3
Oshawa CMA	22	20	4	0	40	0	2	0
Greater Toronto Area (GTA)	608	248	4	0	153	1,052	228	3

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	388	414	14	0	7,956	5,769	1,204	1,710
Toronto	15	28	0	0	5,087	3,034	903	770
East York	0	0	0	0	363	0	0	62
Etobicoke	68	5	0	0	806	1,191	0	725
North York	179	252	14	0	1,386	1,004	91	0
Scarborough	126	129	0	0	314	540	210	153
York	0	0	0	0	0	0	0	0
York Region	1,087	945	0	16	1,083	501	141	98
Aurora	41	0	0	0	0	0	0	0
East Gwillimbury	6	20	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	37	31	0	0	264	0	0	0
Markham	475	518	0	0	286	0	1	10
Newmarket	34	0	0	0	0	0	0	4
Richmond Hill	163	199	0	0	289	20	140	0
Vaughan	225	117	0	0	140	481	0	84
Whitchurch-Stouffville	106	60	0	16	104	0	0	0
Peel Region	717	558	0	0	782	859	475	0
Brampton	532	257	0	0	0	0	225	0
Caledon	58	68	0	0	0	0	0	0
Mississauga	127	233	0	0	782	859	250	0
Halton Region	511	462	0	0	422	403	2	80
Burlington	31	27	0	0	186	0	0	0
Halton Hills	31	19	0	0	0	0	0	0
Milton	306	221	0	0	96	264	2	80
Oakville	143	195	0	0	140	139	0	0
Durham Region	376	520	9	46	70	235	15	14
Ajax	156	200	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	49	66	9	8	40	0	4	0
Oshawa	59	15	0	38	0	0	11	14
Pickering	24	67	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	88	172	0	0	30	0	0	0
Remainder of Toronto CMA	23	11	0	0	32	0	0	0
Bradford West Gwillimbury	12	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	32	0	0	0
Orangeville	7	11	0	0	0	0	0	0
Toronto CMA	2,875	2,630	14	16	10,089	7,767	1,822	1,888
Oshawa CMA	196	253	9	46	70	0	15	14
Greater Toronto Area (GTA)	3,079	2,899	23	62	10,313	7,767	1,837	1,902

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Toronto City	131	105	113	996	0	0	244	1,101
Toronto	14	19	113	486	0	0	127	505
East York	10	8	0	0	0	0	10	8
Etobicoke	19	14	0	0	0	0	19	14
North York	41	38	0	0	0	0	41	38
Scarborough	45	26	0	510	0	0	45	536
York	2	0	0	0	0	0	2	0
York Region	624	462	0	46	1	3	625	511
Aurora	1	20	0	0	0	0	1	20
East Gwillimbury	9	32	0	0	0	0	9	32
Georgina Township	21	11	0	0	0	0	21	11
King Township	49	49	0	0	0	0	49	49
Markham	306	107	0	0	1	3	307	110
Newmarket	103	31	0	0	0	0	103	31
Richmond Hill	76	75	0	36	0	0	76	111
Vaughan	40	95	0	10	0	0	40	105
Whitchurch-Stouffville	19	42	0	0	0	0	19	42
Peel Region	491	347	99	0	225	0	815	347
Brampton	469	248	0	0	225	0	694	248
Caledon	14	44	0	0	0	0	14	44
Mississauga	8	55	99	0	0	0	107	55
Halton Region	231	116	47	56	0	0	278	172
Burlington	21	33	13	0	0	0	34	33
Halton Hills	19	0	0	0	0	0	19	0
Milton	141	34	4	56	0	0	145	90
Oakville	50	49	30	0	0	0	80	49
Durham Region	250	223	110	19	7	0	367	242
Ajax	62	37	54	7	0	0	116	44
Brock	0	0	0	0	0	0	0	0
Clarington	43	65	56	8	4	0	103	73
Oshawa	85	23	0	0	3	0	88	23
Pickering	29	41	0	0	0	0	29	41
Scugog	2	1	0	0	0	0	2	1
Uxbridge	6	1	0	0	0	0	6	1
Whitby	23	55	0	4	0	0	23	59
Remainder of Toronto CMA	62	83	2	6	0	0	64	89
Bradford West Gwillimbury	30	73	0	0	0	0	30	73
Town of Mono	0	1	0	6	0	0	0	7
New Tecumseth	17	8	2	0	0	0	19	8
Orangeville	15	1	0	0	0	0	15	1
Toronto CMA	1,615	1,159	302	1,111	226	3	2,143	2,273
Oshawa CMA	151	143	56	12	7	0	214	155
Greater Toronto Area (GTA)	1,727	1,253	369	1,117	233	3	2,329	2,373

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	1,073	1,136	8,035	5,782	1,218	1,710	10,326	8,628
Toronto	144	134	5,087	3,013	903	770	6,134	3,917
East York	53	34	363	0	0	62	416	96
Etobicoke	200	85	874	1,191	0	725	1,074	2,001
North York	429	630	1,391	1,005	105	0	1,925	1,635
Scarborough	207	243	320	573	210	153	737	969
York	40	10	0	0	0	0	40	10
York Region	3,402	4,091	1,180	603	141	114	4,723	4,808
Aurora	82	41	2	2	0	0	84	43
East Gwillimbury	62	105	0	0	0	0	62	105
Georgina Township	84	90	0	0	0	0	84	90
King Township	247	77	264	0	0	0	511	77
Markham	1,337	1,693	286	0	1	10	1,624	1,703
Newmarket	296	170	0	0	0	4	296	174
Richmond Hill	282	612	301	99	140	0	723	711
Vaughan	550	960	223	502	0	84	773	1,546
Whitchurch-Stouffville	462	343	104	0	0	16	566	359
Peel Region	3,612	2,785	924	1,062	475	0	5,011	3,847
Brampton	3,249	2,174	15	0	225	0	3,489	2,174
Caledon	255	359	0	0	0	0	255	359
Mississauga	108	252	909	1,062	250	0	1,267	1,314
Halton Region	1,390	1,666	611	605	2	80	2,003	2,351
Burlington	100	235	199	27	0	0	299	262
Halton Hills	159	25	0	23	0	0	159	48
Milton	949	869	153	353	2	80	1,104	1,302
Oakville	182	537	259	202	0	0	441	739
Durham Region	1,324	1,954	278	342	27	62	1,629	2,358
Ajax	304	525	84	37	0	0	388	562
Brock	6	6	0	0	0	0	6	6
Clarington	286	406	64	20	13	8	363	434
Oshawa	333	194	47	15	14	54	394	263
Pickering	167	338	0	235	0	0	167	573
Scugog	7	8	0	0	0	0	7	8
Uxbridge	20	22	0	0	0	0	20	22
Whitby	201	455	83	35	0	0	284	490
Remainder of Toronto CMA	473	588	78	21	0	0	551	609
Bradford West Gwillimbury	257	323	0	0	0	0	257	323
Town of Mono	7	10	21	16	0	0	28	26
New Tecumseth	134	202	57	5	0	0	191	207
Orangeville	75	53	0	0	0	0	75	53
Toronto CMA	10,341	10,916	10,713	8,318	1,836	1,904	22,890	21,138
Oshawa CMA	820	1,055	194	70	27	62	1,041	1,187
Greater Toronto Area (GTA)	10,801	11,632	11,028	8,394	1,863	1,966	23,692	21,992

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2013	0	0.0	0	0.0	2	2.4	6	7.1	77	90.6	85	1,699,500	1,876,141
August 2012	0	0.0	13	14.8	2	2.3	6	6.8	67	76.1	88	980,770	1,072,667
Year-to-date 2013	4	0.7	8	1.4	8	1.4	45	7.7	521	88.9	586	1,378,345	1,581,562
Year-to-date 2012	7	1.3	89	15.9	50	8.9	50	8.9	363	64.9	559	977,460	1,089,748
Toronto													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,595,000	2,095,667
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,175,000	1,447,833
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	5.2	92	94.8	97	1,499,000	1,964,488
Year-to-date 2012	0	0.0	0	0.0	1	1.4	0	0.0	73	98.6	74	1,295,000	1,723,414
East York													
August 2013	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	890,000	1,006,667
August 2012	0	0.0	0	0.0	0	0.0	4	44.4	5	55.6	9	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	16.3	41	83.7	49	925,000	1,091,918
Year-to-date 2012	0	0.0	0	0.0	0	0.0	9	26.5	25	73.5	34	995,000	1,190,776
Etobicoke													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	1,834,450	1,881,456
August 2012	0	0.0	1	8.3	0	0.0	1	8.3	10	83.3	12	1,440,895	1,326,931
Year-to-date 2013	0	0.0	0	0.0	0	0.0	18	14.0	111	86.0	129	1,509,900	1,525,834
Year-to-date 2012	0	0.0	1	1.3	5	6.3	18	22.8	55	69.6	79	1,129,900	1,179,626
North York													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	1,923,950	2,278,323
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	985,305	1,123,149
Year-to-date 2013	3	1.3	0	0.0	0	0.0	2	0.8	232	97.9	237	1,579,000	1,793,448
Year-to-date 2012	5	2.1	22	9.3	5	2.1	11	4.7	193	81.8	236	993,895	1,126,205
Scarborough													
August 2013	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--
August 2012	0	0.0	12	63.2	2	10.5	1	5.3	4	21.1	19	541,990	626,586
Year-to-date 2013	1	2.1	8	17.0	8	17.0	5	10.6	25	53.2	47	800,000	750,357
Year-to-date 2012	2	1.6	66	52.4	35	27.8	11	8.7	12	9.5	126	541,990	583,678
York													
August 2013	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	7	25.9	20	74.1	27	870,890	947,763
Year-to-date 2012	0	0.0	0	0.0	4	40.0	1	10.0	5	50.0	10	865,145	863,188

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2013	28	7.7	30	8.2	74	20.3	89	24.4	144	39.5	365	731,900	789,273
August 2012	52	16.3	51	16.0	36	11.3	97	30.4	83	26.0	319	686,990	720,506
Year-to-date 2013	137	6.9	140	7.1	465	23.5	769	38.8	470	23.7	1,981	692,990	752,449
Year-to-date 2012	380	13.1	644	22.1	630	21.7	773	26.6	482	16.6	2,909	619,990	671,529
Aurora													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2012	0	0.0	0	0.0	0	0.0	1	5.0	19	95.0	20	869,990	937,737
Year-to-date 2013	0	0.0	2	9.5	3	14.3	2	9.5	14	66.7	21	859,990	964,044
Year-to-date 2012	1	2.3	2	4.5	1	2.3	5	11.4	35	79.5	44	882,490	1,070,013
East Gwillimbury													
August 2013	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
August 2012	23	88.5	3	11.5	0	0.0	0	0.0	0	0.0	26	440,990	437,490
Year-to-date 2013	34	77.3	7	15.9	0	0.0	2	4.5	1	2.3	44	440,990	464,831
Year-to-date 2012	55	82.1	11	16.4	0	0.0	1	1.5	0	0.0	67	440,990	440,765
Georgina Township													
August 2013	20	95.2	0	0.0	0	0.0	0	0.0	1	4.8	21	333,990	361,610
August 2012	8	72.7	0	0.0	2	18.2	0	0.0	1	9.1	11	340,290	436,926
Year-to-date 2013	65	79.3	4	4.9	3	3.7	5	6.1	5	6.1	82	349,945	439,904
Year-to-date 2012	75	83.3	5	5.6	2	2.2	0	0.0	8	8.9	90	350,490	443,216
King Township													
August 2013	0	0.0	0	0.0	0	0.0	10	20.4	39	79.6	49	858,990	1,038,152
August 2012	0	0.0	0	0.0	0	0.0	13	72.2	5	27.8	18	751,490	821,047
Year-to-date 2013	0	0.0	0	0.0	1	0.5	88	42.3	119	57.2	208	815,990	907,197
Year-to-date 2012	0	0.0	1	2.2	0	0.0	24	53.3	20	44.4	45	768,990	875,125
Markham													
August 2013	3	2.0	6	3.9	28	18.3	51	33.3	65	42.5	153	785,000	817,605
August 2012	8	15.7	14	27.5	8	15.7	7	13.7	14	27.5	51	604,990	677,845
Year-to-date 2013	8	1.4	36	6.2	164	28.3	234	40.3	138	23.8	580	699,000	746,302
Year-to-date 2012	160	17.3	385	41.6	247	26.7	84	9.1	49	5.3	925	529,990	560,906
Newmarket													
August 2013	0	0.0	23	40.4	31	54.4	3	5.3	0	0.0	57	577,900	558,116
August 2012	0	0.0	17	54.8	10	32.3	4	12.9	0	0.0	31	546,900	565,316
Year-to-date 2013	18	10.3	33	18.9	67	38.3	57	32.6	0	0.0	175	593,900	593,486
Year-to-date 2012	30	18.1	63	38.0	45	27.1	28	16.9	0	0.0	166	546,900	549,129
Richmond Hill													
August 2013	0	0.0	0	0.0	0	0.0	14	56.0	11	44.0	25	740,900	852,904
August 2012	0	0.0	4	8.2	9	18.4	22	44.9	14	28.6	49	713,900	926,684
Year-to-date 2013	0	0.0	2	1.6	5	4.1	51	41.8	64	52.5	122	804,900	982,209
Year-to-date 2012	1	0.2	38	8.1	170	36.2	176	37.5	84	17.9	469	658,900	756,962
Vaughan													
August 2013	0	0.0	0	0.0	2	5.7	8	22.9	25	71.4	35	916,990	988,531
August 2012	0	0.0	0	0.0	7	8.0	50	57.5	30	34.5	87	769,990	823,669
Year-to-date 2013	1	0.3	0	0.0	26	6.6	250	63.6	116	29.5	393	755,990	877,493
Year-to-date 2012	6	0.7	16	1.9	110	13.1	450	53.6	258	30.7	840	744,990	808,472
Whitchurch-Stouffville													
August 2013	0	0.0	1	5.3	13	68.4	3	15.8	2	10.5	19	624,900	693,374
August 2012	13	50.0	13	50.0	0	0.0	0	0.0	0	0.0	26	450,490	421,742
Year-to-date 2013	11	3.1	56	15.7	196	55.1	80	22.5	13	3.7	356	604,900	628,469
Year-to-date 2012	52	19.8	123	46.8	55	20.9	5	1.9	28	10.6	263	499,900	583,538

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2013	55	15.9	86	24.9	102	29.5	77	22.3	26	7.5	346	588,990	596,688
August 2012	38	15.0	88	34.8	59	23.3	60	23.7	8	3.2	253	552,900	569,112
Year-to-date 2013	391	16.6	677	28.7	604	25.6	519	22.0	170	7.2	2,361	568,990	601,128
Year-to-date 2012	328	17.1	544	28.4	508	26.5	415	21.6	122	6.4	1,917	561,900	584,543
Brampton													
August 2013	54	16.7	85	26.2	98	30.2	73	22.5	14	4.3	324	581,990	582,474
August 2012	34	17.7	79	41.1	38	19.8	39	20.3	2	1.0	192	531,900	547,488
Year-to-date 2013	378	18.3	626	30.4	524	25.4	461	22.4	72	3.5	2,061	556,990	573,186
Year-to-date 2012	315	19.7	498	31.1	390	24.3	344	21.5	56	3.5	1,603	548,900	559,404
Caledon													
August 2013	1	7.1	1	7.1	4	28.6	4	28.6	4	28.6	14	652,450	730,872
August 2012	4	8.9	9	20.0	21	46.7	11	24.4	0	0.0	45	594,990	579,972
Year-to-date 2013	13	6.6	46	23.5	72	36.7	49	25.0	16	8.2	196	603,945	622,018
Year-to-date 2012	13	6.2	45	21.4	89	42.4	54	25.7	9	4.3	210	601,445	629,026
Mississauga													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
August 2012	0	0.0	0	0.0	0	0.0	10	62.5	6	37.5	16	689,900	798,063
Year-to-date 2013	0	0.0	5	4.8	8	7.7	9	8.7	82	78.8	104	950,000	1,115,500
Year-to-date 2012	0	0.0	1	1.0	29	27.9	17	16.3	57	54.8	104	850,000	882,190
Halton Region													
August 2013	21	18.6	26	23.0	26	23.0	16	14.2	24	21.2	113	589,900	837,740
August 2012	9	8.9	43	42.6	23	22.8	5	5.0	21	20.8	101	546,990	837,155
Year-to-date 2013	256	29.3	215	24.6	185	21.1	77	8.8	142	16.2	875	539,900	716,097
Year-to-date 2012	277	22.2	428	34.2	252	20.2	81	6.5	212	17.0	1,250	523,995	692,365
Burlington													
August 2013	0	0.0	0	0.0	1	9.1	8	72.7	2	18.2	11	698,990	928,085
August 2012	0	0.0	18	56.3	13	40.6	0	0.0	1	3.1	32	525,000	561,717
Year-to-date 2013	0	0.0	1	1.2	34	41.5	22	26.8	25	30.5	82	694,990	957,471
Year-to-date 2012	17	7.5	124	54.6	64	28.2	2	0.9	20	8.8	227	523,990	622,240
Halton Hills													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	2	1.6	22	17.2	51	39.8	33	25.8	20	15.6	128	620,900	681,877
Year-to-date 2012	0	0.0	0	0.0	2	8.0	5	20.0	18	72.0	25	850,000	907,476
Milton													
August 2013	20	27.4	26	35.6	25	34.2	0	0.0	2	2.7	73	510,900	519,914
August 2012	9	28.1	16	50.0	7	21.9	0	0.0	0	0.0	32	480,900	498,713
Year-to-date 2013	253	47.9	191	36.2	57	10.8	8	1.5	19	3.6	528	450,900	483,169
Year-to-date 2012	255	40.0	236	37.0	138	21.7	4	0.6	4	0.6	637	469,900	490,755
Oakville													
August 2013	1	3.7	0	0.0	0	0.0	8	29.6	18	66.7	27	1,600,000	1,655,630
August 2012	0	0.0	9	24.3	3	8.1	5	13.5	20	54.1	37	809,000	1,368,080
Year-to-date 2013	1	0.7	1	0.7	43	31.4	14	10.2	78	56.9	137	1,200,000	1,501,305
Year-to-date 2012	5	1.4	68	18.8	48	13.3	70	19.4	170	47.1	361	785,000	1,077,312

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2013	88	46.8	36	19.1	40	21.3	20	10.6	4	2.1	188	459,995	484,247
August 2012	121	61.4	44	22.3	20	10.2	11	5.6	1	0.5	197	404,900	435,909
Year-to-date 2013	465	43.8	232	21.8	170	16.0	143	13.5	52	4.9	1,062	474,490	503,141
Year-to-date 2012	781	54.4	331	23.1	202	14.1	85	5.9	37	2.6	1,436	436,990	454,649
Ajax													
August 2013	2	4.1	12	24.5	23	46.9	12	24.5	0	0.0	49	601,100	592,434
August 2012	4	18.2	10	45.5	3	13.6	5	22.7	0	0.0	22	497,445	551,565
Year-to-date 2013	9	4.2	68	32.1	90	42.5	44	20.8	1	0.5	212	590,000	577,409
Year-to-date 2012	89	34.2	58	22.3	58	22.3	47	18.1	8	3.1	260	507,445	521,602
Brock													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
August 2013	30	90.9	1	3.0	2	6.1	0	0.0	0	0.0	33	359,990	368,621
August 2012	54	85.7	6	9.5	3	4.8	0	0.0	0	0.0	63	352,990	373,203
Year-to-date 2013	207	82.8	26	10.4	7	2.8	4	1.6	6	2.4	250	344,990	382,377
Year-to-date 2012	305	83.1	46	12.5	10	2.7	4	1.1	2	0.5	367	351,900	369,559
Oshawa													
August 2013	44	66.7	12	18.2	8	12.1	2	3.0	0	0.0	66	395,990	424,694
August 2012	20	87.0	2	8.7	0	0.0	1	4.3	0	0.0	23	375,900	382,133
Year-to-date 2013	173	62.5	65	23.5	23	8.3	16	5.8	0	0.0	277	414,900	436,480
Year-to-date 2012	149	76.8	41	21.1	1	0.5	2	1.0	1	0.5	194	369,990	381,914
Pickering													
August 2013	0	0.0	5	50.0	2	20.0	2	20.0	1	10.0	10	557,200	600,370
August 2012	22	55.0	12	30.0	5	12.5	1	2.5	0	0.0	40	425,605	451,878
Year-to-date 2013	12	8.9	17	12.6	20	14.8	58	43.0	28	20.7	135	691,100	691,955
Year-to-date 2012	78	28.9	89	33.0	78	28.9	9	3.3	16	5.9	270	513,330	537,192
Scugog													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
August 2013	1	16.7	1	16.7	1	16.7	2	33.3	1	16.7	6	--	--
August 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	4	20.0	1	5.0	2	10.0	6	30.0	7	35.0	20	699,995	776,750
Year-to-date 2012	4	17.4	6	26.1	6	26.1	5	21.7	2	8.7	23	577,700	650,055
Whitby													
August 2013	11	45.8	5	20.8	4	16.7	2	8.3	2	8.3	24	457,945	503,120
August 2012	21	43.8	13	27.1	9	18.8	4	8.3	1	2.1	48	459,341	476,498
Year-to-date 2013	60	35.7	55	32.7	28	16.7	15	8.9	10	6.0	168	485,990	514,744
Year-to-date 2012	156	48.4	91	28.3	49	15.2	18	5.6	8	2.5	322	450,990	458,220

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2013	51	91.1	4	7.1	1	1.8	0	0.0	0	0.0	56	395,490	390,636
August 2012	59	69.4	26	30.6	0	0.0	0	0.0	0	0.0	85	429,990	426,865
Year-to-date 2013	399	92.4	21	4.9	4	0.9	1	0.2	7	1.6	432	389,990	389,884
Year-to-date 2012	465	83.9	78	14.1	3	0.5	5	0.9	3	0.5	554	397,990	392,477
Bradford West Gwillimbury													
August 2013	23	95.8	1	4.2	0	0.0	0	0.0	0	0.0	24	394,740	375,136
August 2012	47	66.2	24	33.8	0	0.0	0	0.0	0	0.0	71	434,990	434,131
Year-to-date 2013	182	92.4	10	5.1	1	0.5	1	0.5	3	1.5	197	398,990	404,248
Year-to-date 2012	226	76.1	69	23.2	0	0.0	1	0.3	1	0.3	297	424,990	433,221
Town of Mono													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2013	19	67.9	3	10.7	2	7.1	0	0.0	4	14.3	28	427,400	492,246
Year-to-date 2012	19	73.1	3	11.5	0	0.0	2	7.7	2	7.7	26	418,650	457,788
New Tecumseth													
August 2013	17	100.0	0	0.0	0	0.0	0	0.0	0	0.0	17	369,990	380,926
August 2012	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	136	99.3	1	0.7	0	0.0	0	0.0	0	0.0	137	339,990	345,815
Year-to-date 2012	195	100.0	0	0.0	0	0.0	0	0.0	0	0.0	195	305,990	313,949
Orangeville													
August 2013	11	73.3	3	20.0	1	6.7	0	0.0	0	0.0	15	414,900	426,440
August 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	62	88.6	7	10.0	1	1.4	0	0.0	0	0.0	70	383,900	394,767
Year-to-date 2012	25	69.4	6	16.7	3	8.3	2	5.6	0	0.0	36	408,400	434,536
Toronto CMA													
August 2013	158	15.5	164	16.1	230	22.6	196	19.2	271	26.6	1,019	625,990	784,211
August 2012	184	21.0	226	25.8	115	13.1	174	19.8	178	20.3	877	569,990	686,185
Year-to-date 2013	1,212	18.6	1,146	17.6	1,344	20.6	1,497	23.0	1,321	20.3	6,520	609,900	733,822
Year-to-date 2012	1,611	21.4	1,812	24.1	1,521	20.2	1,383	18.4	1,188	15.8	7,515	567,990	654,752
Oshawa CMA													
August 2013	85	69.1	18	14.6	14	11.4	4	3.3	2	1.6	123	395,990	424,952
August 2012	95	70.9	21	15.7	12	9.0	5	3.7	1	0.7	134	392,490	411,737
Year-to-date 2013	440	63.3	146	21.0	58	8.3	35	5.0	16	2.3	695	399,990	435,937
Year-to-date 2012	610	69.1	178	20.2	60	6.8	24	2.7	11	1.2	883	373,990	404,605
Greater Toronto Area													
August 2013	192	17.5	178	16.2	244	22.2	208	19.0	275	25.1	1,097	615,000	765,464
August 2012	220	23.0	239	24.9	140	14.6	179	18.7	180	18.8	958	558,990	666,647
Year-to-date 2013	1,253	18.3	1,272	18.5	1,432	20.9	1,553	22.6	1,355	19.7	6,865	604,990	727,980
Year-to-date 2012	1,773	22.0	2,036	25.2	1,642	20.3	1,404	17.4	1,216	15.1	8,071	560,900	644,474

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2013						
Submarket	**Aug 2013**	**Aug 2012**	**% Change**	**YTD 2013**	**YTD 2012**	**% Change**
Toronto City	1,876,141	1,072,667	74.9	1,581,562	1,089,748	45.1
Toronto	2,095,667	1,447,833	44.7	1,964,488	1,723,414	14.0
East York	1,006,667	--	n/a	1,091,918	1,190,776	-8.3
Etobicoke	1,881,456	1,326,931	41.8	1,525,834	1,179,626	29.3
North York	2,278,323	1,123,149	102.9	1,793,448	1,126,205	59.2
Scarborough	--	626,586	n/a	750,357	583,678	28.6
York	--	--	n/a	947,763	863,188	9.8
York Region	789,273	720,506	9.5	752,449	671,529	12.1
Aurora	--	937,737	n/a	964,044	1,070,013	-9.9
East Gwillimbury	--	437,490	n/a	464,831	440,765	5.5
Georgina Township	361,610	436,926	-17.2	439,904	443,216	-0.7
King Township	1,038,152	821,047	26.4	907,197	875,125	3.7
Markham	817,605	677,845	20.6	746,302	560,906	33.1
Newmarket	558,116	565,316	-1.3	593,486	549,129	8.1
Richmond Hill	852,904	926,684	-8.0	982,209	756,962	29.8
Vaughan	988,531	823,669	20.0	877,493	808,472	8.5
Whitchurch-Stouffville	693,374	421,742	64.4	628,469	583,538	7.7
Peel Region	596,688	569,112	4.8	601,128	584,543	2.8
Brampton	582,474	547,488	6.4	573,186	559,404	2.5
Caledon	730,872	579,972	26.0	622,018	629,026	-1.1
Mississauga	--	798,063	n/a	1,115,500	882,190	26.4
Halton Region	837,740	837,155	0.1	716,097	692,365	3.4
Burlington	928,085	561,717	65.2	957,471	622,240	53.9
Halton Hills	--	--	n/a	681,877	907,476	-24.9
Milton	519,914	498,713	4.3	483,169	490,755	-1.5
Oakville	1,655,630	1,368,080	21.0	1,501,305	1,077,312	39.4
Durham Region	484,247	435,909	11.1	503,141	454,649	10.7
Ajax	592,434	551,565	7.4	577,409	521,602	10.7
Brock	--	--	n/a	--	--	n/a
Clarington	368,621	373,203	-1.2	382,377	369,559	3.5
Oshawa	424,694	382,133	11.1	436,480	381,914	14.3
Pickering	600,370	451,878	32.9	691,955	537,192	28.8
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	776,750	650,055	19.5
Whitby	503,120	476,498	5.6	514,744	458,220	12.3
Remainder of Toronto CMA	390,636	426,865	-8.5	389,884	392,477	-0.7
Bradford West Gwillimbury	375,136	434,131	-13.6	404,248	433,221	-6.7
Town of Mono	--	--	n/a	492,246	457,788	7.5
New Tecumseth	380,926	--	n/a	345,815	313,949	10.2
Orangeville	426,440	--	n/a	394,767	434,536	-9.2
Toronto CMA	784,211	686,185	14.3	733,822	654,752	12.1
Oshawa CMA	424,952	411,737	3.2	435,937	404,605	7.7
Greater Toronto Area (GTA)	765,464	666,647	14.8	727,980	644,474	13.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto August 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	4,567	5.2	7,835	9,655	12,391	63.2	463,534	8.5	483,574
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	495,614
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	496,264
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	499,114
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	492,910
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	495,493
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	485,803
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	498,753
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	509,284
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	498,238
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	488,113
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	497,214
2013	January	4,375	-4.2	6,937	10,624	12,746	54.4	482,648	4.1	503,667
	February	5,759	-18.1	6,864	11,052	12,471	55.0	510,580	1.6	503,165
	March	7,765	-19.9	6,927	14,728	13,095	52.9	519,879	3.1	511,024
	April	9,811	-5.2	7,143	18,270	13,420	53.2	526,335	1.7	506,953
	May	10,182	-6.2	7,236	19,216	13,488	53.6	542,174	4.9	516,599
	June	9,061	-3.8	7,326	15,564	13,329	55.0	531,374	4.5	518,056
	July	8,544	12.9	7,678	14,132	13,116	58.5	513,246	7.6	522,103
	August	7,569	17.9	7,930	12,208	13,392	59.2	503,094	5.0	523,147
	September									
	October									
	November									
	December									
	Q2 2012	30,622	4.4		52,292			514,534	7.2	
	Q2 2013	29,054	-5.1		53,050			533,457	3.7	
	YTD 2012	65,899	1.9		116,575			500,416	7.7	
	YTD 2013	63,066	-4.3		115,794			519,789	3.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
August 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	556	10.1	884	1,073	1,246	70.9	316,394	4.7	323,854
	February	809	24.1	901	1,327	1,362	66.2	323,592	7.1	325,768
	March	1,128	15.0	909	1,722	1,331	68.3	327,630	8.6	328,545
	April	1,167	23.0	887	1,655	1,264	70.2	337,401	5.1	329,473
	May	1,183	13.8	883	1,749	1,296	68.2	339,086	7.3	332,916
	June	1,051	0.5	841	1,509	1,300	64.6	339,032	5.0	330,881
	July	925	9.0	868	1,306	1,333	65.1	334,783	3.0	328,549
	August	854	11.8	883	1,208	1,275	69.2	335,783	8.0	335,966
	September	729	-12.5	765	1,335	1,230	62.2	334,870	5.1	336,202
	October	797	5.0	853	1,140	1,250	68.3	335,818	5.7	335,746
	November	699	-4.8	823	909	1,203	68.4	335,697	6.8	341,180
	December	390	-20.7	697	416	1,107	63.0	324,743	4.7	336,604
2013	January	488	-12.2	773	989	1,165	66.3	331,514	4.8	339,094
	February	716	-11.5	797	1,072	1,099	72.6	348,474	7.7	350,807
	March	899	-20.3	721	1,412	1,091	66.1	346,697	5.8	347,482
	April	1,145	-1.9	867	1,682	1,282	67.6	353,291	4.7	344,402
	May	1,122	-5.2	839	1,837	1,353	62.0	354,968	4.7	348,608
	June	1,028	-2.2	829	1,402	1,212	68.4	358,692	5.8	350,120
	July	948	2.5	897	1,334	1,359	66.0	359,090	7.3	352,676
	August	896	4.9	927	1,235	1,303	71.1	357,105	6.3	357,079
	September									
	October									
	November									
	December									
	Q2 2012	3,401	12.1		4,913			338,491	5.8	
	Q2 2013	3,295	-3.1		4,921			355,547	5.0	
	YTD 2012	7,673	13.1		11,549			332,974	6.1	
	YTD 2013	7,242	-5.6		10,963			352,786	6.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
August 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	2,941	8.7	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.7	66.6	895
	March	595	3.20	5.24	115.4	122.0	2,947	8.6	66.5	895
	April	607	3.20	5.44	115.8	122.4	2,956	8.5	66.5	898
	May	601	3.20	5.34	116.4	122.4	2,967	8.6	66.7	908
	June	595	3.20	5.24	116.8	121.7	2,982	8.7	67.0	910
	July	595	3.10	5.24	116.8	121.6	3,000	8.5	67.2	914
	August	595	3.10	5.24	117.2	121.8	3,016	8.5	67.4	912
	September	595	3.10	5.24	117.9	122.1	3,034	8.5	67.7	915
	October	595	3.10	5.24	118.2	122.3	3,049	8.6	68.0	913
	November	595	3.10	5.24	118.5	122.0	3,068	8.4	68.2	905
	December	595	3.00	5.24	118.7	121.4	3,075	8.3	68.2	900
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,074	8.4	68.0	895
	March	590	3.00	5.14	119.1	123.3	3,067	8.4	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,080	8.4	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,100	8.0	68.0	918
	June	590	3.14	5.14	119.4	123.4	3,129	7.8	68.4	927
	July	590	3.14	5.14	119.8	123.6	3,136	7.8	68.4	920
	August	601	3.14	5.34		123.7	3,150	7.8	68.6	918
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
August 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	197.6	7.4	69.6	891
	February	595	3.20	5.24	114.7	121.5	200.0	7.5	70.3	889
	March	595	3.20	5.24	115.4	122.0	199.6	8.0	70.5	896
	April	607	3.20	5.44	115.8	122.4	197.8	8.3	69.9	902
	May	601	3.20	5.34	116.4	122.4	195.1	8.5	69.1	910
	June	595	3.20	5.24	116.8	121.7	192.9	8.4	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.3	8.6	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.7	9.0	66.9	936
	September	595	3.10	5.24	117.9	122.1	188.2	9.1	66.7	950
	October	595	3.10	5.24	118.2	122.3	188.7	9.3	66.9	962
	November	595	3.10	5.24	118.5	122.0	191.8	9.2	67.9	958
	December	595	3.00	5.24	118.7	121.4	193.0	9.6	68.6	959
2013	January	595	3.00	5.24	119.0	121.5	194.2	9.6	68.9	949
	February	595	3.00	5.24	119.0	122.9	194.8	9.4	68.9	942
	March	590	3.00	5.14	119.1	123.3	196.8	8.6	68.9	935
	April	590	3.00	5.14	119.2	123.1	197.0	8.3	68.6	941
	May	590	3.00	5.14	119.4	123.2	197.9	7.4	68.2	945
	June	590	3.14	5.14	119.4	123.4	198.4	7.2	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.7	6.4	68.3	954
	August	601	3.14	5.34		123.7	201.3	6.5	68.4	955
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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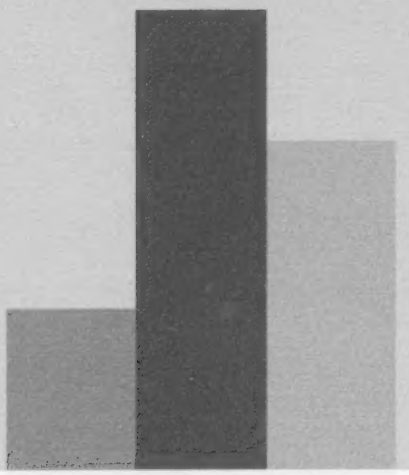

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- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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